

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,021.49
Savings/Reserve Account	1.00
Money Market / Capital Reserve	25,571.94
AHA 5 Year CD	56,426.61
AHA HOA Board Checking	100.00
Total Cash	85,121.04
TOTAL ASSETS	85,121.04
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,656.74
Total Liabilities	2,656.74
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	12,133.23
Calculated Prior Years Retained Earnings	17,028.20
Total Capital	82,464.30
TOTAL LIABILITIES & CAPITAL	85,121.04

Income Statement

Welch Randall LLC

Properties: Aberdeen - Murray Murray, UT 84123

As of: Jun 2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	4,590.00	100.00	28,335.05	100.00
Interest Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	4,590.00	100.00	28,335.05	100.00
Expense				
Aberdeen HOA				
AHA - Capital Reserve	0.00	0.00	0.00	0.00
AHA - Grounds Clean Up	0.00	0.00	0.00	0.00
AHA - Insurance (Liability and Officers)	0.00	0.00	1,000.00	3.53
AHA - Landscape Service	5,038.00	109.76	9,344.00	32.98
AHA - Office Expense	0.00	0.00	376.50	1.33
AHA - Snow Plow	0.00	0.00	70.00	0.25
AHA - Sprinkler System	747.50	16.29	747.50	2.64
AHA - Tax Preparation / Federal & State Taxes	0.00	0.00	762.00	2.69
AHA- Security System	0.00	0.00	0.00	0.00
AHA- Water, Electricity & Storm Water	622.90	13.57	2,035.11	7.18
Total Aberdeen HOA	6,408.40	139.62	14,335.11	50.59
Property Management				
Management Fee	480.00	10.46	2,880.00	10.16
Total Property Management	480.00	10.46	2,880.00	10.16
Total Operating Expense	6,888.40	150.07	17,215.11	60.76
NOI - Net Operating Income	-2,298.40	-50.07	11,119.94	39.24
Other Income & Expense				
Other Income				
Interest on Bank Accounts	178.88	3.90	1,013.29	3.58
Total Other Income	178.88	3.90	1,013.29	3.58

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	178.88	3.90	1,013.29	3.58
Total Income	4,768.88	103.90	29,348.34	103.58
Total Expense	6,888.40	150.07	17,215.11	60.76
Net Income	-2,119.52	-46.18	12,133.23	42.82