

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,269.89
Savings/Reserve Account	1.00
Money Market / Capital Reserve	26,541.08
AHA 5 Year CD	56,278.59
AHA HOA Board Checking	100.00
Total Cash	87,190.56
TOTAL ASSETS	87,190.56
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,606.74
Total Liabilities	2,606.74
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	14,252.75
Calculated Prior Years Retained Earnings	17,028.20
Total Capital	84,583.82
TOTAL LIABILITIES & CAPITAL	87,190.56

Income Statement

Welch Randall LLC

Properties: Aberdeen - Murray Murray, UT 84123

As of: May 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	4,640.00	100.00	23,745.05	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	4,640.00	100.00	23,745.05	100.00
Expense				
Aberdeen HOA				
AHA - Grounds Clean Up	0.00	0.00	0.00	0.00
AHA - Insurance (Liability and Officers)	1,000.00	21.55	1,000.00	4.21
AHA - Landscape Service	2,153.00	46.40	4,306.00	18.13
AHA - Office Expense	125.25	2.70	376.50	1.59
AHA - Snow Plow	0.00	0.00	70.00	0.29
AHA - Sprinkler System	0.00	0.00	0.00	0.00
AHA - Tax Preparation / Federal & State Taxes	0.00	0.00	762.00	3.21
AHA- Security System	0.00	0.00	0.00	0.00
AHA- Water, Electricity & Storm Water	746.07	16.08	1,412.21	5.95
Total Aberdeen HOA	4,024.32	86.73	7,926.71	33.38
Property Management				
Management Fee	480.00	10.34	2,400.00	10.11
Total Property Management	480.00	10.34	2,400.00	10.11
Total Operating Expense	4,504.32	97.08	10,326.71	43.49
NOI - Net Operating Income	135.68	2.92	13,418.34	56.51
Other Income & Expense				
Other Income				
Interest on Bank Accounts	183.76	3.96	834.41	3.51
Total Other Income	183.76	3.96	834.41	3.51
Net Other Income	183.76	3.96	834.41	3.51

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	4,823.76	103.96	24,579.46	103.51
Total Expense	4,504.32	97.08	10,326.71	43.49
Net Income	319.44	6.88	14,252.75	60.02