

Balance Sheet

Properties: Aberdeen - Murray Murray, UT 84123

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	2,714.14
Savings/Reserve Account	1.00
Money Market / Capital Reserve	6,747.07
AHA 5 Year CD	52,512.77
AHA HOA Board Checking	100.00
Total Cash	62,074.98
TOTAL ASSETS	62,074.98
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,774.73
Total Liabilities	1,774.73
Capital	
Retained Earnings	53,302.87
Calculated Retained Earnings	6,484.25
Calculated Prior Years Retained Earnings	513.13
Total Capital	60,300.25
TOTAL LIABILITIES & CAPITAL	62,074.98

Income Statement

Welch Randall

Properties: Aberdeen - Murray Murray, UT 84123

As of: Mar 2024

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	3,540.00	100.00	11,125.00	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	3,540.00	100.00	11,125.00	100.00
Expense				
Aberdeen HOA				
AHA - Electricity	7.00	0.20	160.24	1.44
AHA - Landscape Service	0.00	0.00	2,653.00	23.85
AHA - Miscellaneous	0.00	0.00	58.89	0.53
AHA - Office Expense	0.00	0.00	122.00	1.10
AHA - Tax Preparation / Federal & State Taxes	356.00	10.06	356.00	3.20
AHA - Water	139.35	3.94	278.57	2.50
Total Aberdeen HOA	502.35	14.19	3,628.70	32.62
Property Management				
Management Fee	480.00	13.56	1,440.00	12.94
Total Property Management	480.00	13.56	1,440.00	12.94
Total Operating Expense	982.35	27.75	5,068.70	45.56
NOI - Net Operating Income	2,557.65	72.25	6,056.30	54.44
Other Income & Expense				
Other Income				
Interest on Bank Accounts	149.61	4.23	427.95	3.85
Total Other Income	149.61	4.23	427.95	3.85
Net Other Income	149.61	4.23	427.95	3.85
Total Income	3,689.61	104.23	11,552.95	103.85
Total Expense	982.35	27.75	5,068.70	45.56
Net Income	2,707.26	76.48	6,484.25	58.29

Frequently Asked Questions

Why have fees and costs gone up?

inflation

aging property

vandalism

What do fees pay for?

maintaining common areas

- *** mailbox area

- *** Riverside cul-de-sac

- *** pond

- *** Lochlevan Lane (private street)

landscaping

management fees (financial statement prep, emails, collections, etc)

water and electricity - sprinkling system

tax prep and taxes

office expenses

miscellaneous

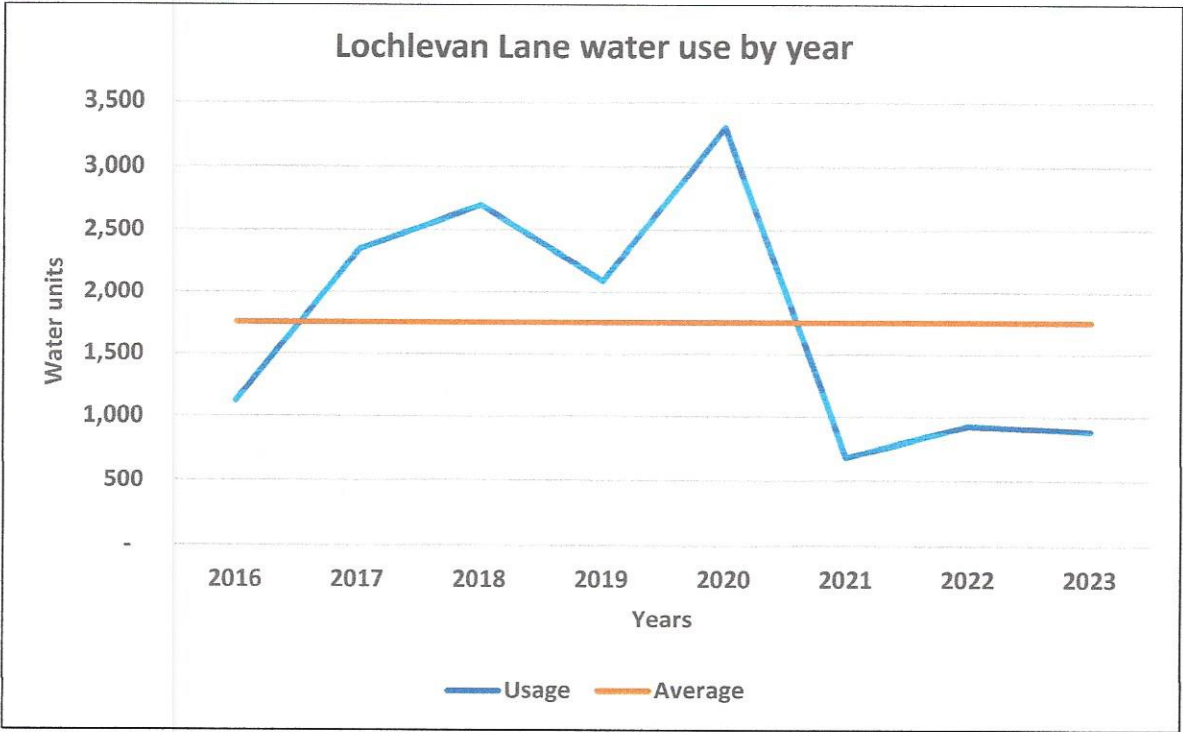
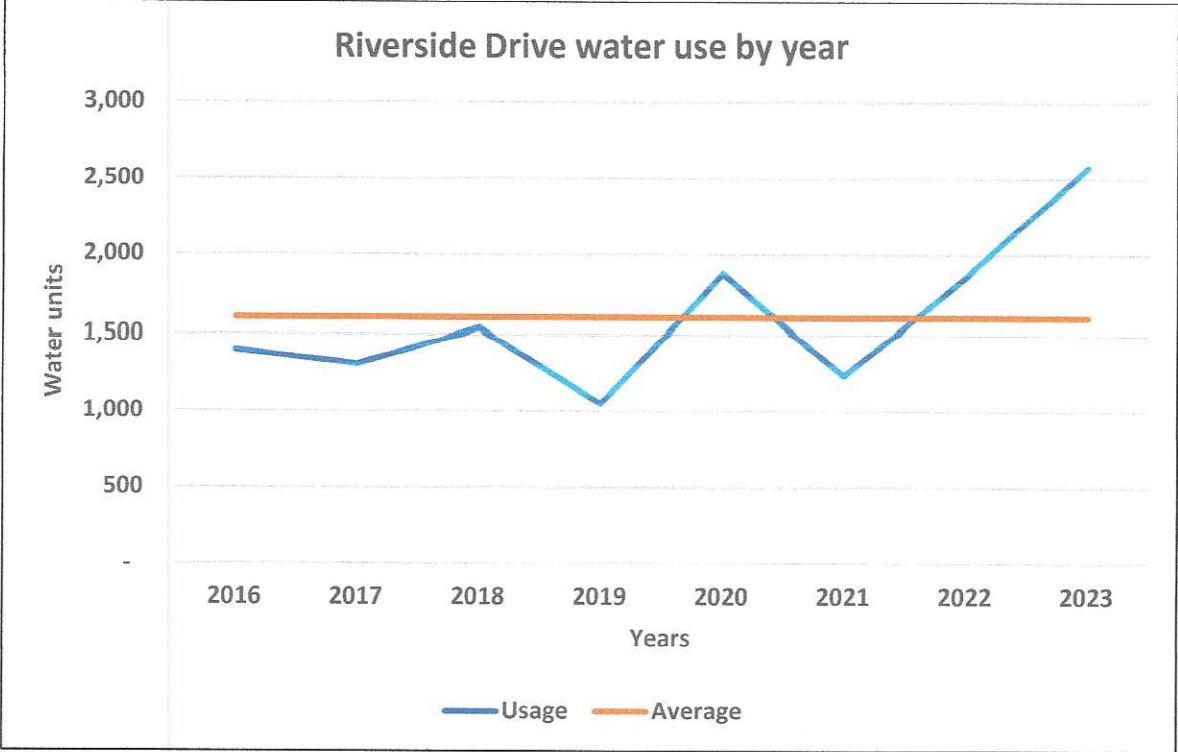
insurance (liability and officers)

special projects as needed

Aberdeen HOA

Income Statement Analysis

	last 5 years					2020	2021	2022	2023	2020	2021	2022	2023	2020	2021	2022	2023	
Operating Income	\$	172,951.36	\$	36,123.88	\$	32,988.55	\$	33,638.84	\$	35,353.39	\$	34,846.70	\$	34,846.70	\$	34,846.70	\$	34,846.70
Electricity	\$	16,433.47	\$	2,141.02	\$	2,432.43	\$	2,849.54	\$	5,060.81	\$	3,949.67	\$	3,949.67	\$	3,949.67	\$	3,949.67
Insurance	\$	4,051.00	\$	884.00	\$	836.00	\$	820.00	\$	758.00	\$	753.00	\$	753.00	\$	753.00	\$	753.00
Landscape Service	\$	98,972.00	\$	21,180.00	\$	25,559.00	\$	18,328.00	\$	19,383.00	\$	14,522.00	\$	14,522.00	\$	14,522.00	\$	14,522.00
Summer BBQ	\$	6,209.35	\$	784.55	\$	2,924.80	\$	-	\$	-	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00
Spring Social	\$	191.20	\$	-	\$	191.20	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Concrete job	\$	3,980.00	\$	-	\$	-	\$	3,980.00	\$	-	\$	-	\$	-	\$	-	\$	-
Snow Blower	\$	1,470.96	\$	-	\$	-	\$	1,470.96	\$	-	\$	-	\$	-	\$	-	\$	-
Miscellaneous	\$	2,544.31	\$	234.98	\$	745.15	\$	320.05	\$	350.00	\$	894.13	\$	894.13	\$	894.13	\$	894.13
Office Expense	\$	850.50	\$	-	\$	128.50	\$	207.00	\$	343.00	\$	172.00	\$	172.00	\$	172.00	\$	172.00
Snow Plow	\$	2,275.00	\$	-	\$	-	\$	155.00	\$	260.00	\$	1,860.00	\$	1,860.00	\$	1,860.00	\$	1,860.00
Sprinkler	\$	758.73	\$	-	\$	758.73	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Tax Preparation	\$	3,729.00	\$	677.00	\$	637.00	\$	856.00	\$	808.00	\$	751.00	\$	751.00	\$	751.00	\$	751.00
Trees	\$	280.00	\$	-	\$	-	\$	-	\$	280.00	\$	-	\$	-	\$	-	\$	-
Water	\$	22,591.29	\$	7,300.12	\$	3,516.89	\$	1,699.25	\$	7,082.26	\$	2,992.77	\$	2,992.77	\$	2,992.77	\$	2,992.77
Pest Control	\$	1,380.00	\$	-	\$	300.00	\$	1,080.00	\$	-	\$	-	\$	-	\$	-	\$	-
Security System	\$	6,756.00	\$	6,756.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Management Fees	\$	28,800.00	\$	5,760.00	\$	5,760.00	\$	5,760.00	\$	5,760.00	\$	5,760.00	\$	5,760.00	\$	5,760.00	\$	5,760.00
Real Estate other	\$	1,495.00	\$	-	\$	-	\$	1,470.00	\$	-	\$	25.00	\$	25.00	\$	25.00	\$	25.00
Total Operating Expenses	\$	202,767.81	\$	45,717.67	\$	43,789.70	\$	38,995.80	\$	40,085.07	\$	34,179.57	\$	34,179.57	\$	34,179.57	\$	34,179.57
Interest Income	\$	7,948.02	\$	1,768.52	\$	1,569.18	\$	1,524.90	\$	1,518.78	\$	1,566.64	\$	1,566.64	\$	1,566.64	\$	1,566.64
Net Income	\$	(21,868.43)	\$	(7,825.27)	\$	(9,231.97)	\$	(3,832.06)	\$	(3,212.90)	\$	2,233.77	\$	2,233.77	\$	2,233.77	\$	2,233.77



GERMANIA PAVILION

5243 S. Murray Parkway Blvd.

*Along the
Jordan River
Parkway*

OCCUPANCY 100
TABLES 12 @ 8'x30"
GRILLS 2 large @ 30"x28"
OUTLETS 5 @ 110V

UP TO ONE FOOD TRUCK ALLOWED *for Extra Fee = \$50*

NO INFLATABLES

- *Playground
- *Restrooms
- *BBQ grills
- *Outdoor basketball court
- *Sand volleyball
- *Tennis courts
- *Multi-purpose field



RESIDENT
1/2 DAY \$40
FULL DAY \$65
NON-RESIDENT
1/2 DAY \$70
FULL DAY \$100

Half-Day 8 AM - 2 PM
-OR-
4 PM - 10 PM
Full-Day 8 AM - 10 PM

WINCHESTER PAVILION

1250 W. Winchester Street (6400 S.)

*Along the
Jordan River
Parkway*

OCCUPANCY 100
TABLES 12 @ 8'x30"
GRILLS 2 large @ 30"x28"
OUTLETS 4 @ 110V

INFLATABLES & FOOD TRUCKS NOT ALLOWED

- *Boulder playground
- *Restrooms
- *Drinking fountain
- *BBQ grills
- *Canoe launch



RESIDENT
1/2 DAY \$40
FULL DAY \$65
NON-RESIDENT
1/2 DAY \$70
FULL DAY \$100

Half-Day 8 AM - 2 PM
-OR-
4 PM - 10 PM
Full-Day 8 AM - 10 PM

Summer BBQ

We want to determine if there is enough interest in a summer community BBQ. These are samples of nearby pavilions that could be used for \$40. This would drastically reduce the costs previously expended for a tent, table and chair rentals. People could still bring their personal lawn chairs for comfort. We could go back to potluck for side dishes and desserts while purchasing a main course from a caterer or take out vendor. Alternatively, if someone is willing to cook, the BBQ grills could be used to cook hamburgers and hot dogs purchased with HOA funds.