

Balance Sheet

Properties: Old Mill - 1164 E 1390 S Ogden, UT 84404

As of: 12/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	2,121.50
Savings/Reserve Account	121.76
Old Mill CD-B (*4566) - Reserve	15,754.26
Old Mill CD-E (*4535) - Reserve	10,341.82
Old Mill CD-G (*3801) - Reserve	10,388.08
Total Cash	38,727.42
TOTAL ASSETS	38,727.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,617.00
Total Liabilities	6,617.00
Capital	
Retained Earnings	114,636.16
Calculated Retained Earnings	-728.46
Calculated Retained Earnings	-17,831.43
Calculated Prior Years Retained Earnings	-63,965.85
Total Capital	32,110.42
TOTAL LIABILITIES & CAPITAL	38,727.42

Income Statement

Welch Randall

Properties: Old Mill - 1164 E 1390 S Ogden, UT 84404

As of: Dec 2022

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	13,325.00	99.63	153,345.00	99.82
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
Late Fee	50.00	0.37	275.00	0.18
Total Operating Income	13,375.00	100.00	153,620.00	100.00
Expense				
Old Mill				
OMA - Professional Services				
OMA - Insurance Expense	1,115.58	8.34	14,991.29	9.76
OMA - Legal Expenses	0.00	0.00	0.00	0.00
OMA - Accounting/ Audit Fee	0.00	0.00	395.00	0.26
OMA - Garbage Collection	0.00	0.00	7,235.10	4.71
OMA - Professional Other	49.00	0.37	308.25	0.20
Total OMA - Professional Services	1,164.58	8.71	22,929.64	14.93
OMA - Landscaping and Grounds Keeping				
OMA - Landscaping Contract	5,725.00	42.80	27,556.00	17.94
OMA - Tree Maintenance	1,000.00	7.48	18,100.00	11.78
OMA - Landscaping Other	1,180.00	8.82	6,720.00	4.37
Total OMA - Landscaping and Grounds Keeping	7,905.00	59.10	52,376.00	34.09
OMA - Repairs & Maintenance				
OMA - Building Maintenance	1,395.00	10.43	6,065.00	3.95
OMA - Cement Repair & Replacement	0.00	0.00	23,148.00	15.07
Total OMA - Repairs & Maintenance	1,395.00	10.43	29,213.00	19.02
OMA- Roof Repair	850.00	6.36	21,325.00	13.88
OMA - Miscellaneous				

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
OMA - Board Member Reimbursement	0.00	0.00	0.00	0.00
Total OMA - Miscellaneous Expense	0.00	0.00	0.00	0.00
OMA - Utilities				
OMA - Electricity	71.05	0.53	834.72	0.54
OMA - Water	-1,810.97	-13.54	6,646.31	4.33
Total OMA - Utilities	-1,739.92	-13.01	7,481.03	4.87
OMA- Building Painting	0.00	0.00	21,017.00	13.68
OMA- Deck Repairs	0.00	0.00	2,800.00	1.82
Total Old Mill	9,574.66	71.59	157,141.67	102.29
OMA- Rain Gutter	3,600.00	26.92	7,500.00	4.88
OMA- Light Reimbursement	0.00	0.00	211.84	0.14
Property Management				
Management Fee	550.00	4.11	6,600.00	4.30
Total Property Management	550.00	4.11	6,600.00	4.30
Total Operating Expense	13,724.66	102.61	171,453.51	111.61
NOI - Net Operating Income	-349.66	-2.61	-17,833.51	-11.61
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.00	0.00	2.08	0.00
Total Other Income	0.00	0.00	2.08	0.00
Net Other Income	0.00	0.00	2.08	0.00
Total Income	13,375.00	100.00	153,622.08	100.00
Total Expense	13,724.66	102.61	171,453.51	111.61
Net Income	-349.66	-2.61	-17,831.43	-11.61