

## Balance Sheet

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

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	3,499.75
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
<b>Total Cash</b>	<b>40,105.67</b>
<b>TOTAL ASSETS</b>	<b>40,105.67</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,122.00
<b>Total Liabilities</b>	<b>5,122.00</b>
<b>Capital</b>	
Retained Earnings	114,636.16
Calculated Retained Earnings	-728.46
Calculated Retained Earnings	2,468.25
Calculated Prior Years Retained Earnings	-81,392.28
<b>Total Capital</b>	<b>34,983.67</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>40,105.67</b>

# Income Statement

Welch Randall

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

As of: Feb 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	12,600.00	100.00	25,550.00	99.90
Late Fee	0.00	0.00	25.00	0.10
<b>Total Operating Income</b>	<b>12,600.00</b>	<b>100.00</b>	<b>25,575.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Old Mill</b>				
<b>OMA - Professional Services</b>				
OMA - Insurance Expense	1,115.58	8.85	2,231.16	8.72
OMA - Garbage Collection	581.59	4.62	606.03	2.37
OMA - Professional Other	290.25	2.30	290.25	1.13
<b>Total OMA - Professional Services</b>	<b>1,987.42</b>	<b>15.77</b>	<b>3,127.44</b>	<b>12.23</b>
<b>OMA - Landscaping and Grounds Keeping</b>				
OMA - Landscaping Contract	5,350.00	42.46	10,350.00	40.47
OMA - Tree Maintenance	4,500.00	35.71	4,500.00	17.60
OMA - Landscaping Other	0.00	0.00	2,782.26	10.88
<b>Total OMA - Landscaping and Grounds Keeping</b>	<b>9,850.00</b>	<b>78.17</b>	<b>17,632.26</b>	<b>68.94</b>
<b>OMA - Repairs &amp; Maintenance</b>				
OMA - Building Maintenance	0.00	0.00	747.61	2.92
<b>Total OMA - Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>747.61</b>	<b>2.92</b>
OMA- Roof Repair	0.00	0.00	0.00	0.00
<b>OMA - Utilities</b>				
OMA - Electricity	69.13	0.55	139.20	0.54
OMA - Water	180.12	1.43	360.24	1.41
<b>Total OMA - Utilities</b>	<b>249.25</b>	<b>1.98</b>	<b>499.44</b>	<b>1.95</b>
<b>Total Old Mill</b>	<b>12,086.67</b>	<b>95.93</b>	<b>22,006.75</b>	<b>86.05</b>
OMA- Rain Gutter	0.00	0.00	0.00	0.00
OMA- Light Reimbursement	0.00	0.00	0.00	0.00

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Property Management</b>				
Management Fee	550.00	4.37	1,100.00	4.30
<b>Total Property Management</b>	<b>550.00</b>	<b>4.37</b>	<b>1,100.00</b>	<b>4.30</b>
<b>Total Operating Expense</b>	<b>12,636.67</b>	<b>100.29</b>	<b>23,106.75</b>	<b>90.35</b>
<b>NOI - Net Operating Income</b>	<b>-36.67</b>	<b>-0.29</b>	<b>2,468.25</b>	<b>9.65</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Total Income	12,600.00	100.00	25,575.00	100.00
Total Expense	12,636.67	100.29	23,106.75	90.35
<b>Net Income</b>	<b>-36.67</b>	<b>-0.29</b>	<b>2,468.25</b>	<b>9.65</b>