

## Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404

As of: 04/30/2023

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                  | 17,951.67         |
| Savings/Reserve Account                  | 231,975.33        |
| Millstone Manor Reserve #2               | 10,004.07         |
| <b>Total Cash</b>                        | <b>259,931.07</b> |
| <b>TOTAL ASSETS</b>                      | <b>259,931.07</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 8,614.28          |
| <b>Total Liabilities</b>                 | <b>8,614.28</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 172,646.11        |
| Calculated Retained Earnings             | 8,283.81          |
| Calculated Prior Years Retained Earnings | 70,386.87         |
| <b>Total Capital</b>                     | <b>251,316.79</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>259,931.07</b> |

## Income Statement

Welch Randall

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404

As of: Apr 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                          | 17,510.00        | 98.45               | 70,999.44         | 95.41                  |
| HOA Reinvestment Fee / Transfer Fee       | 100.00           | 0.56                | 300.00            | 0.40                   |
| Fine & Violation                          | 150.00           | 0.84                | 2,250.00          | 3.02                   |
| Legal Fee / Lien Income                   | 0.00             | 0.00                | 637.50            | 0.86                   |
| Late Fee                                  | 25.00            | 0.14                | 225.00            | 0.30                   |
| <b>Total Operating Income</b>             | <b>17,785.00</b> | <b>100.00</b>       | <b>74,411.94</b>  | <b>100.00</b>          |
| <b>Expense</b>                            |                  |                     |                   |                        |
| <b>Millstone Manor HOA Expenses</b>       |                  |                     |                   |                        |
| MSM- Common Area Cleaning                 | 0.00             | 0.00                | 1,560.00          | 2.10                   |
| MSM- Common Area Electricity              | 469.18           | 2.64                | 1,514.44          | 2.04                   |
| MSM- Insurance                            | 3,699.38         | 20.80               | 17,399.95         | 23.38                  |
| MSM- Garbage                              | 1,275.66         | 7.17                | 5,088.97          | 6.84                   |
| MSM- Grounds Maintenance                  | 0.00             | 0.00                | 1,464.57          | 1.97                   |
| MSM- Pool Maintenance                     | 0.00             | 0.00                | 370.00            | 0.50                   |
| MSM- Water & Sewer                        | 1,988.24         | 11.18               | 8,039.49          | 10.80                  |
| MSM- Snow Removal                         | 167.22           | 0.94                | 8,013.69          | 10.77                  |
| MSM- Gas Service Pool                     | 7.47             | 0.04                | 29.88             | 0.04                   |
| MSM- Taxes & Licenses                     | 0.00             | 0.00                | 362.00            | 0.49                   |
| MSM- Legal Services                       | 0.00             | 0.00                | 195.00            | 0.26                   |
| MSM- Office Expense                       | 0.00             | 0.00                | 119.25            | 0.16                   |
| MSM- Building Maintenance                 | 0.00             | 0.00                | 3,230.68          | 4.34                   |
| MSM- Lawncare                             | 0.00             | 0.00                | 1,462.50          | 1.97                   |
| MSM- Insurance Claim                      | 0.00             | 0.00                | 13,937.69         | 18.73                  |
| <b>Total Millstone Manor HOA Expenses</b> | <b>7,607.15</b>  | <b>42.77</b>        | <b>62,788.11</b>  | <b>84.38</b>           |
| <b>Property Management</b>                |                  |                     |                   |                        |
| Management Fee                            | 995.00           | 5.59                | 3,980.00          | 5.35                   |
| <b>Total Property Management</b>          | <b>995.00</b>    | <b>5.59</b>         | <b>3,980.00</b>   | <b>5.35</b>            |
| <b>Total Operating Expense</b>            | <b>8,602.15</b>  | <b>48.37</b>        | <b>66,768.11</b>  | <b>89.73</b>           |

## Income Statement

| Account Name                      | Selected Month  | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-----------------|---------------------|-------------------|------------------------|
| NOI - Net Operating Income        | 9,182.85        | 51.63               | 7,643.83          | 10.27                  |
| <b>Other Income &amp; Expense</b> |                 |                     |                   |                        |
| <b>Other Income</b>               |                 |                     |                   |                        |
| Insurance Income (Other)          | 200.00          | 1.12                | 600.00            | 0.81                   |
| Special Assessment                | 0.00            | 0.00                | 25.00             | 0.03                   |
| Interest on Bank Accounts         | 3.62            | 0.02                | 14.98             | 0.02                   |
| <b>Total Other Income</b>         | <b>203.62</b>   | <b>1.14</b>         | <b>639.98</b>     | <b>0.86</b>            |
| <b>Net Other Income</b>           | <b>203.62</b>   | <b>1.14</b>         | <b>639.98</b>     | <b>0.86</b>            |
| Total Income                      | 17,988.62       | 101.14              | 75,051.92         | 100.86                 |
| Total Expense                     | 8,602.15        | 48.37               | 66,768.11         | 89.73                  |
| <b>Net Income</b>                 | <b>9,386.47</b> | <b>52.78</b>        | <b>8,283.81</b>   | <b>11.13</b>           |