

Balance Sheet

Properties: Old Mill - 1164 E 1390 S 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
ASSETS	
Cash	
Checking - Cash in Bank	13,813.09
Savings/Reserve Account	2,661.78
Old Mill CD-B (*4566) - Reserve	15,754.26
Old Mill CD-E (*4535) - Reserve	10,383.26
Old Mill CD-G (*3801) - Reserve	10,388.08
Total Cash	53,000.47
TOTAL ASSETS	53,000.47
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,992.00
Total Liabilities	7,992.00
Capital	
Retained Earnings	114,636.16
Calculated Retained Earnings	-728.46
Calculated Retained Earnings	12,493.05
Calculated Prior Years Retained Earnings	-81,392.28
Total Capital	45,008.47
TOTAL LIABILITIES & CAPITAL	53,000.47

Income Statement

Welch Randall

Properties: Old Mill - 1164 E 1390 S 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
Operating Income & Expense				
Income				
Association Dues	13,000.00	99.46	51,350.00	99.82
NSF Fees Collected	20.00	0.15	20.00	0.04
Late Fee	50.00	0.38	75.00	0.15
Total Operating Income	13,070.00	100.00	51,445.00	100.00
Expense				
Old Mill				
OMA - Professional Services				
OMA - Insurance Expense	1,115.58	8.54	4,462.32	8.67
OMA - Accounting/ Audit Fee	0.00	0.00	414.00	0.80
OMA - Garbage Collection	658.85	5.04	1,953.48	3.80
OMA - Professional Other	0.00	0.00	29.25	0.06
Total OMA - Professional Services	1,774.43	13.58	6,859.05	13.33
OMA - Landscaping and Grounds Keeping				
OMA - Landscaping Contract	2,500.00	19.13	20,100.00	39.07
OMA - Tree Maintenance	0.00	0.00	4,500.00	8.75
OMA - Landscaping Other	0.00	0.00	2,782.26	5.41
Total OMA - Landscaping and Grounds Keeping	2,500.00	19.13	27,382.26	53.23
OMA - Repairs & Maintenance				
OMA - Building Maintenance	235.00	1.80	1,356.61	2.64
Total OMA - Repairs & Maintenance	235.00	1.80	1,356.61	2.64
OMA- Roof Repair	0.00	0.00	350.00	0.68
OMA - Utilities				
OMA - Electricity	65.76	0.50	271.17	0.53
OMA - Water	-24.02	-0.18	489.32	0.95
Total OMA - Utilities	41.74	0.32	760.49	1.48
Total Old Mill	4,551.17	34.82	36,708.41	71.35
OMA- Rain Gutter	85.00	0.65	85.00	0.17

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
OMA- Light Reimbursement	0.00	0.00	0.00	0.00
Property Management				
Management Fee	550.00	4.21	2,200.00	4.28
Total Property Management	<u>550.00</u>	<u>4.21</u>	<u>2,200.00</u>	<u>4.28</u>
Total Operating Expense	<u>5,186.17</u>	<u>39.68</u>	<u>38,993.41</u>	<u>75.80</u>
NOI - Net Operating Income	7,883.83	60.32	12,451.59	24.20
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.01	0.00	41.46	0.08
Total Other Income	<u>0.01</u>	<u>0.00</u>	<u>41.46</u>	<u>0.08</u>
Net Other Income	<u>0.01</u>	<u>0.00</u>	<u>41.46</u>	<u>0.08</u>
Total Income	13,070.01	100.00	51,486.46	100.08
Total Expense	5,186.17	39.68	38,993.41	75.80
Net Income	<u><u>7,883.84</u></u>	<u><u>60.32</u></u>	<u><u>12,493.05</u></u>	<u><u>24.28</u></u>