

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,231.98
Savings/Reserve Account	237,979.52
Millstone Manor Reserve #2	10,004.25
Total Cash	263,215.75
TOTAL ASSETS	263,215.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,564.28
Total Liabilities	7,564.28
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	12,618.49
Calculated Prior Years Retained Earnings	70,386.87
Total Capital	255,651.47
TOTAL LIABILITIES & CAPITAL	263,215.75

Income Statement

Welch Randall

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

As of: May 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	17,250.00	99.28	88,749.44	96.69
HOA Reinvestment Fee / Transfer Fee	100.00	0.58	400.00	0.44
Fine & Violation	0.00	0.00	1,750.00	1.91
Legal Fee / Lien Income	0.00	0.00	637.50	0.69
Late Fee	25.00	0.14	250.00	0.27
Total Operating Income	17,375.00	100.00	91,786.94	100.00
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	1,170.00	6.73	2,730.00	2.97
MSM- Common Area Electricity	934.40	5.38	2,448.84	2.67
MSM- Insurance	1,849.69	10.65	19,249.64	20.97
MSM- Garbage	1,262.63	7.27	6,351.60	6.92
MSM- Grounds Maintenance	0.00	0.00	1,464.57	1.60
MSM- Pool Maintenance	391.00	2.25	761.00	0.83
MSM- Water & Sewer	2,089.60	12.03	10,129.09	11.04
MSM- Snow Removal	2,176.90	12.53	10,190.59	11.10
MSM- Gas Service Pool	7.47	0.04	37.35	0.04
MSM- Taxes & Licenses	0.00	0.00	362.00	0.39
MSM- Legal Services	0.00	0.00	195.00	0.21
MSM- Office Expense	0.00	0.00	119.25	0.13
MSM- Building Maintenance	85.00	0.49	3,315.68	3.61
MSM- Lawncare	2,108.00	12.13	3,570.50	3.89
MSM- Insurance Claim	0.00	0.00	13,937.69	15.18
Total Millstone Manor HOA Expenses	12,074.69	69.49	74,862.80	81.56
Property Management				
Management Fee	995.00	5.73	4,975.00	5.42
Total Property Management	995.00	5.73	4,975.00	5.42
Total Operating Expense	13,069.69	75.22	79,837.80	86.98

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	4,305.31	24.78	11,949.14	13.02
Other Income & Expense				
Other Income				
Insurance Income (Other)	25.00	0.14	625.00	0.68
Special Assessment	0.00	0.00	25.00	0.03
Interest on Bank Accounts	4.37	0.03	19.35	0.02
Total Other Income	29.37	0.17	669.35	0.73
Net Other Income	29.37	0.17	669.35	0.73
Total Income	17,404.37	100.17	92,456.29	100.73
Total Expense	13,069.69	75.22	79,837.80	86.98
Net Income	4,334.68	24.95	12,618.49	13.75