

## Balance Sheet

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

**As of:** 06/30/2023

**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	14,111.74
Savings/Reserve Account	243,983.43
Millstone Manor Reserve #2	10,004.41
<b>Total Cash</b>	<b>268,099.58</b>
<b>TOTAL ASSETS</b>	<b>268,099.58</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	8,217.28
<b>Total Liabilities</b>	<b>8,217.28</b>
<b>Capital</b>	
Retained Earnings	172,646.11
Calculated Retained Earnings	16,849.32
Calculated Prior Years Retained Earnings	70,386.87
<b>Total Capital</b>	<b>259,882.30</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>268,099.58</b>

## Income Statement

Welch Randall

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

As of: Jun 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	17,150.00	99.13	105,899.44	97.08
HOA Reinvestment Fee / Transfer Fee	100.00	0.58	500.00	0.46
Fine & Violation	50.00	0.29	1,800.00	1.65
Legal Fee / Lien Income	0.00	0.00	637.50	0.58
Late Fee	0.00	0.00	250.00	0.23
<b>Total Operating Income</b>	<b>17,300.00</b>	<b>100.00</b>	<b>109,086.94</b>	<b>100.00</b>
<b>Expense</b>				
<b>Millstone Manor HOA Expenses</b>				
MSM- Common Area Cleaning	0.00	0.00	2,730.00	2.50
MSM- Common Area Electricity	0.00	0.00	2,448.84	2.24
MSM- Insurance	1,618.48	9.36	20,868.12	19.13
MSM- Garbage	1,257.86	7.27	7,609.46	6.98
MSM- Grounds Maintenance	742.89	4.29	2,207.46	2.02
MSM- Pool Maintenance	2,680.14	15.49	3,441.14	3.15
MSM- Water & Sewer	2,278.01	13.17	12,407.10	11.37
MSM- Snow Removal	0.00	0.00	10,190.59	9.34
MSM- Gas Service Pool	264.71	1.53	302.06	0.28
MSM- Taxes & Licenses	0.00	0.00	362.00	0.33
MSM- Legal Services	0.00	0.00	195.00	0.18
MSM- Office Expense	247.50	1.43	366.75	0.34
MSM- Building Maintenance	645.65	3.73	3,961.33	3.63
MSM- Lawn care	2,540.00	14.68	6,110.50	5.60
MSM- Insurance Claim	0.00	0.00	13,937.69	12.78
<b>Total Millstone Manor HOA Expenses</b>	<b>12,275.24</b>	<b>70.96</b>	<b>87,138.04</b>	<b>79.88</b>
<b>Property Management</b>				
Management Fee	995.00	5.75	5,970.00	5.47
<b>Total Property Management</b>	<b>995.00</b>	<b>5.75</b>	<b>5,970.00</b>	<b>5.47</b>
<b>Total Operating Expense</b>	<b>13,270.24</b>	<b>76.71</b>	<b>93,108.04</b>	<b>85.35</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	4,029.76	23.29	15,978.90	14.65
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	197.00	1.14	822.00	0.75
Special Assessment	0.00	0.00	25.00	0.02
Interest on Bank Accounts	4.07	0.02	23.42	0.02
<b>Total Other Income</b>	<b>201.07</b>	<b>1.16</b>	<b>870.42</b>	<b>0.80</b>
<b>Net Other Income</b>	<b>201.07</b>	<b>1.16</b>	<b>870.42</b>	<b>0.80</b>
Total Income	17,501.07	101.16	109,957.36	100.80
Total Expense	13,270.24	76.71	93,108.04	85.35
<b>Net Income</b>	<b>4,230.83</b>	<b>24.46</b>	<b>16,849.32</b>	<b>15.45</b>