

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	2,662.48
Savings/Reserve Account	3,962.05
Old Mill CD-B (*4566) - Reserve	15,754.26
Old Mill CD-E (*4535) - Reserve	10,383.26
Old Mill CD-G (*3801) - Reserve	10,463.48
Total Cash	43,225.53
TOTAL ASSETS	43,225.53
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,819.47
Total Liabilities	6,819.47
Capital	
Retained Earnings	114,636.16
Calculated Retained Earnings	-728.46
Calculated Retained Earnings	3,890.64
Calculated Prior Years Retained Earnings	-81,392.28
Total Capital	36,406.06
TOTAL LIABILITIES & CAPITAL	43,225.53

Income Statement

Welch Randall

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

As of: Aug 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	13,225.00	99.44	101,575.00	99.78
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	75.00	0.56	200.00	0.20
Total Operating Income	13,300.00	100.00	101,795.00	100.00
Expense				
Old Mill				
OMA - Professional Services				
OMA - Insurance Expense	0.00	0.00	7,809.06	7.67
OMA - Accounting/ Audit Fee	0.00	0.00	0.00	0.00
OMA - Garbage Collection	1,652.10	12.42	4,901.54	4.82
OMA - Professional Other	86.00	0.65	115.25	0.11
Total OMA - Professional Services	1,738.10	13.07	12,825.85	12.60
OMA - Taxes				
OMA - Taxes Other	0.00	0.00	414.00	0.41
Total OMA - Taxes	0.00	0.00	414.00	0.41
OMA - Landscaping and Grounds Keeping				
OMA - Landscaping Contract	4,372.73	32.88	24,472.73	24.04
OMA - Tree Maintenance	0.00	0.00	4,500.00	4.42
OMA - Landscaping Other	0.00	0.00	2,782.26	2.73
Total OMA - Landscaping and Grounds Keeping	4,372.73	32.88	31,754.99	31.20
OMA - Repairs & Maintenance				
OMA - Building Maintenance	42.88	0.32	3,907.05	3.84
OMA - Cement Repair & Replacement	0.00	0.00	0.00	0.00
Total OMA - Repairs & Maintenance	42.88	0.32	3,907.05	3.84
OMA- Roof Repair	0.00	0.00	32,350.00	31.78

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
OMA - Utilities				
OMA - Electricity	68.43	0.51	537.62	0.53
OMA - Water	2,133.22	16.04	4,865.14	4.78
Total OMA - Utilities	2,201.65	16.55	5,402.76	5.31
OMA- Building Painting	3,200.00	24.06	3,200.00	3.14
OMA- Deck Repairs	0.00	0.00	0.00	0.00
Total Old Mill	11,555.36	86.88	89,854.65	88.27
OMA- Rain Gutter	500.00	3.76	3,595.00	3.53
OMA- Light Reimbursement	0.00	0.00	171.84	0.17
Property Management				
Management Fee	550.00	4.14	4,400.00	4.32
Total Property Management	550.00	4.14	4,400.00	4.32
Total Operating Expense	12,605.36	94.78	98,021.49	96.29
NOI - Net Operating Income	694.64	5.22	3,773.51	3.71
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	117.13	0.12
Total Other Income	0.00	0.00	117.13	0.12
Net Other Income	0.00	0.00	117.13	0.12
Total Income	13,300.00	100.00	101,912.13	100.12
Total Expense	12,605.36	94.78	98,021.49	96.29
Net Income	694.64	5.22	3,890.64	3.82