

Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road 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		11,671.64
Savings/Reserve Account		255,991.81
Millstone Manor Reserve #2		10,004.75
Total Cash		277,668.20
TOTAL ASSETS		277,668.20
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		6,492.28
Total Liabilities		6,492.28
Capital		
Retained Earnings		172,646.11
Calculated Retained Earnings		28,142.94
Calculated Prior Years Retained Earnings		70,386.87
Total Capital		271,175.92
TOTAL LIABILITIES & CAPITAL		277,668.20

## Income Statement

Welch Randall

Properties: Millstone Manor - 1175 E Canyon Road 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	17,375.44	95.53	140,525.44	97.09
HOA Reinvestment Fee / Transfer Fee	100.00	0.55	600.00	0.41
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	600.00	3.30	2,525.00	1.74
Legal Fee / Lien Income	0.00	0.00	637.50	0.44
Late Fee	112.56	0.62	450.00	0.31
<b>Total Operating Income</b>	<b>18,188.00</b>	<b>100.00</b>	<b>144,737.94</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	1.89
MSM- Common Area Electricity	1,271.80	6.99	4,291.57	2.97
MSM- Insurance	2,057.22	11.31	24,982.56	17.26
MSM- Garbage	1,237.38	6.80	10,088.35	6.97
MSM- Grounds Maintenance	0.00	0.00	2,787.46	1.93
MSM- Pool Maintenance	0.00	0.00	3,481.15	2.41
MSM- Water & Sewer	6,650.21	36.56	22,841.39	15.78
MSM- Snow Removal	0.00	0.00	10,190.59	7.04
MSM- Gas Service Pool	121.15	0.67	816.80	0.56
MSM- Taxes & Licenses	0.00	0.00	362.00	0.25
MSM- Legal Services	0.00	0.00	195.00	0.13
MSM- Office Expense	-12.00	-0.07	354.75	0.25
MSM- Building Maintenance	0.00	0.00	3,961.33	2.74
MSM- Lawncare	0.00	0.00	8,493.50	5.87
MSM- Insurance Claim	0.00	0.00	13,937.69	9.63
MSM- Roof Maintenance	0.00	0.00	0.00	0.00
<b>Total Millstone Manor HOA Expenses</b>	<b>11,325.76</b>	<b>62.27</b>	<b>109,514.14</b>	<b>75.66</b>
<b>Property Management</b>				
Management Fee	995.00	5.47	7,960.00	5.50
<b>Total Property Management</b>	<b>995.00</b>	<b>5.47</b>	<b>7,960.00</b>	<b>5.50</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	12,320.76	67.74	117,474.14	81.16
NOI - Net Operating Income	5,867.24	32.26	27,263.80	18.84
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	822.00	0.57
Special Assessment	0.00	0.00	25.00	0.02
Interest on Bank Accounts	4.41	0.02	32.14	0.02
<b>Total Other Income</b>	<b>4.41</b>	<b>0.02</b>	<b>879.14</b>	<b>0.61</b>
<b>Net Other Income</b>	<b>4.41</b>	<b>0.02</b>	<b>879.14</b>	<b>0.61</b>
Total Income	18,192.41	100.02	145,617.08	100.61
Total Expense	12,320.76	67.74	117,474.14	81.16
<b>Net Income</b>	<b>5,871.65</b>	<b>32.28</b>	<b>28,142.94</b>	<b>19.44</b>