

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,806.87
Savings/Reserve Account	227,999.98
Millstone Manor Reserve #2	50,005.56
Total Cash	287,812.41
TOTAL ASSETS	287,812.41
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,399.28
Total Liabilities	6,399.28
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	38,380.15
Calculated Prior Years Retained Earnings	70,386.87
Total Capital	281,413.13
TOTAL LIABILITIES & CAPITAL	287,812.41

Income Statement

Welch Randall

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

As of: Oct 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	17,928.00	99.03	175,103.44	97.39
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	600.00	0.33
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	75.00	0.41	2,950.00	1.64
Legal Fee / Lien Income	0.00	0.00	637.50	0.35
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	100.00	0.55	500.00	0.28
Total Operating Income	18,103.00	100.00	179,790.94	100.00
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	0.00	0.00	2,730.00	1.52
MSM- Common Area Electricity	1,068.05	5.90	5,359.62	2.98
MSM- Insurance	2,057.22	11.36	29,097.00	16.18
MSM- Garbage	3,276.24	18.10	14,995.76	8.34
MSM- Grounds Maintenance	3,172.16	17.52	5,959.62	3.31
MSM- Pool Maintenance	2,300.00	12.71	5,781.15	3.22
MSM- Water & Sewer	3,965.88	21.91	26,807.27	14.91
MSM- Snow Removal	0.00	0.00	10,190.59	5.67
MSM- Gas Service Pool	398.70	2.20	1,468.44	0.82
MSM- Taxes & Licenses	0.00	0.00	362.00	0.20
MSM- Legal Services	0.00	0.00	199.00	0.11
MSM- Office Expense	0.00	0.00	372.25	0.21
MSM- Building Maintenance	315.69	1.74	4,277.02	2.38
MSM- Lawncare	2,108.00	11.64	10,811.50	6.01
MSM- Insurance Claim	0.00	0.00	13,937.69	7.75
MSM- Roof Maintenance	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	18,661.94	103.09	132,348.91	73.61
Property Management				
Management Fee	995.00	5.50	9,950.00	5.53
Total Property	995.00	5.50	9,950.00	5.53

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Management				
Total Operating Expense	19,656.94	108.58	142,298.91	79.15
 NOI - Net Operating Income	 -1,553.94	 -8.58	 37,492.03	 20.85
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	822.00	0.46
Special Assessment	0.00	0.00	25.00	0.01
Interest on Bank Accounts	4.76	0.03	41.12	0.02
Total Other Income	4.76	0.03	888.12	0.49
 Net Other Income	 4.76	 0.03	 888.12	 0.49
 Total Income	 18,107.76	 100.03	 180,679.06	 100.49
Total Expense	19,656.94	108.58	142,298.91	79.15
 Net Income	 -1,549.18	 -8.56	 38,380.15	 21.35