

Balance Sheet

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

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,242.48
Savings/Reserve Account	246,011.78
Millstone Manor Reserve #2	50,008.04
Total Cash	302,262.30
TOTAL ASSETS	302,262.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,201.28
Total Liabilities	8,201.28
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	5,438.26
Calculated Prior Years Retained Earnings	115,976.65
Total Capital	294,061.02
TOTAL LIABILITIES & CAPITAL	302,262.30

Income Statement

Welch Randall

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

As of: Jan 2024

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	18,475.00	97.88	18,475.00	97.88
HOA Reinvestment Fee / Transfer Fee	200.00	1.06	200.00	1.06
Fine & Violation	150.00	0.79	150.00	0.79
Late Fee	50.00	0.26	50.00	0.26
Total Operating Income	18,875.00	100.00	18,875.00	100.00
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	0.00	0.00	0.00	0.00
MSM- Common Area Electricity	585.16	3.10	585.16	3.10
MSM- Insurance	3,222.22	17.07	3,222.22	17.07
MSM- Garbage	1,616.20	8.56	1,616.20	8.56
MSM- Grounds Maintenance	0.00	0.00	0.00	0.00
MSM- Water & Sewer	2,267.99	12.02	2,267.99	12.02
MSM- Snow Removal	0.00	0.00	0.00	0.00
MSM- Gas Service Pool	0.00	0.00	0.00	0.00
MSM- Taxes & Licenses	10.00	0.05	10.00	0.05
MSM- Building Maintenance	245.40	1.30	245.40	1.30
MSM- Lawn care	4,500.00	23.84	4,500.00	23.84
MSM- Insurance Claim	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	12,446.97	65.94	12,446.97	65.94
Property Management				
Management Fee	995.00	5.27	995.00	5.27
Total Property Management	995.00	5.27	995.00	5.27
Total Operating Expense	13,441.97	71.22	13,441.97	71.22
NOI - Net Operating Income	5,433.03	28.78	5,433.03	28.78
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	5.23	0.03	5.23	0.03
Total Other Income	5.23	0.03	5.23	0.03
Net Other Income	5.23	0.03	5.23	0.03
Total Income	18,880.23	100.03	18,880.23	100.03
Total Expense	13,441.97	71.22	13,441.97	71.22
Net Income	5,438.26	28.81	5,438.26	28.81