Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404
As of: 06/30/2024
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,212.58
Savings/Reserve Account	276,032.79
Millstone Manor Reserve #2	50,012.06
Total Cash	**333,257.43**
TOTAL ASSETS	**333,257.43**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,626.28
Total Liabilities	**5,626.28**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	39,008.39
Calculated Prior Years Retained Earnings	115,976.65
Total Capital	**327,631.15**
TOTAL LIABILITIES & CAPITAL	**333,257.43**

Income Statement

Welch Randall

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

As of: Jun 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	17,144.24	94.88	105,660.43	97.52
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	0.46
Clubhouse / Pool	25.00	0.14	25.00	0.02
Fine & Violation	850.00	4.70	1,350.00	1.25
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	40.00	0.04
Late Fee	50.00	0.28	775.00	0.72
Total Operating Income	**18,069.24**	**100.00**	**108,350.43**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	0.00	0.00	0.00	0.00
MSM- Common Area Electricity	0.00	0.00	2,913.05	2.69
MSM- Insurance	2,736.75	15.15	16,905.97	15.60
MSM- Garbage	1,751.02	9.69	10,207.92	9.42
MSM- Grounds Maintenance	0.00	0.00	0.00	0.00
MSM- Pool Maintenance	525.00	2.91	960.00	0.89
MSM- Water & Sewer	2,270.74	12.57	13,226.46	12.21
MSM- Snow Removal	0.00	0.00	2,400.00	2.22
MSM- Gas Service Pool	309.50	1.71	309.50	0.29
MSM- Taxes & Licenses	0.00	0.00	378.00	0.35
MSM- Legal Services	0.00	0.00	0.00	0.00
MSM- Office Expense	0.00	0.00	291.75	0.27
MSM- Building Maintenance	194.25	1.08	2,309.65	2.13
MSM- Lawncare	2,250.00	12.45	13,500.00	12.46
MSM- Insurance Claim	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	**10,037.26**	**55.55**	**63,402.30**	**58.52**
Property Management				
Management Fee	995.00	5.51	5,970.00	5.51
Total Property Management	**995.00**	**5.51**	**5,970.00**	**5.51**
Total Operating	**11,032.26**	**61.06**	**69,372.30**	**64.03**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	**7,036.98**	**38.94**	**38,978.13**	**35.97**
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	4.89	0.03	30.26	0.03
Total Other Income	**4.89**	**0.03**	**30.26**	**0.03**
Net Other Income	**4.89**	**0.03**	**30.26**	**0.03**
Total Income	18,074.13	100.03	108,380.69	100.03
Total Expense	11,032.26	61.06	69,372.30	64.03
Net Income	**7,041.87**	**38.97**	**39,008.39**	**36.00**