Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404
As of: 07/31/2024
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	-117.50
Savings/Reserve Account	282,037.76
Millstone Manor Reserve #2	50,012.95
Total Cash	**331,933.21**
TOTAL ASSETS	**331,933.21**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,483.42
Total Liabilities	**10,483.42**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	32,827.03
Calculated Prior Years Retained Earnings	115,976.65
Total Capital	**321,449.79**
TOTAL LIABILITIES & CAPITAL	**331,933.21**

Income Statement

Welch Randall

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

As of: Jul 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	17,895.99	98.18	123,381.42	97.61
HOA Reinvestment Fee / Transfer Fee	200.00	1.10	700.00	0.55
Clubhouse / Pool	0.00	0.00	25.00	0.02
Fine & Violation	50.00	0.27	1,400.00	1.11
Interest Income	10.92	0.06	10.92	0.01
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
NSF Fees Collected	20.00	0.11	60.00	0.05
Late Fee	50.00	0.27	825.00	0.65
Total Operating Income	**18,226.91**	**100.00**	**126,402.34**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	0.00	0.00	0.00	0.00
MSM- Common Area Electricity	1,071.36	5.88	3,984.41	3.15
MSM- Insurance	2,736.75	15.01	19,642.72	15.54
MSM- Garbage	2,015.46	11.06	12,223.38	9.67
MSM- Grounds Maintenance	0.00	0.00	0.00	0.00
MSM- Pool Maintenance	3,063.79	16.81	4,023.79	3.18
MSM- Water & Sewer	8,043.37	44.13	21,269.83	16.83
MSM- Snow Removal	0.00	0.00	2,400.00	1.90
MSM- Gas Service Pool	390.83	2.14	700.33	0.55
MSM- Taxes & Licenses	0.00	0.00	378.00	0.30
MSM- Legal Services	0.00	0.00	0.00	0.00
MSM- Office Expense	22.50	0.12	314.25	0.25
MSM- Building Maintenance	1,085.07	5.95	3,394.72	2.69
MSM- Lawncare	4,815.00	26.42	18,315.00	14.49
MSM- Insurance Claim	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	**23,244.13**	**127.53**	**86,646.43**	**68.55**
Property Management				
Management Fee	995.00	5.46	6,965.00	5.51
Total Property Management	**995.00**	**5.46**	**6,965.00**	**5.51**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	**24,239.13**	**132.99**	**93,611.43**	**74.06**
NOI - Net Operating Income	**-6,012.22**	**-32.99**	**32,790.91**	**25.94**
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	5.86	0.03	36.12	0.03
Total Other Income	**5.86**	**0.03**	**36.12**	**0.03**
Net Other Income	**5.86**	**0.03**	**36.12**	**0.03**
Total Income	18,232.77	100.03	126,438.46	100.03
Total Expense	24,239.13	132.99	93,611.43	74.06
Net Income	**-6,006.36**	**-32.95**	**32,827.03**	**25.97**