

Balance Sheet

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

As of: 08/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	4,710.45
Savings/Reserve Account	288,042.38
Millstone Manor Reserve #2	50,013.76
Total Cash	342,766.59
TOTAL ASSETS	342,766.59
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,150.29
Total Liabilities	9,150.29
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	44,993.54
Calculated Prior Years Retained Earnings	115,976.65
Total Capital	333,616.30
TOTAL LIABILITIES & CAPITAL	342,766.59

## Income Statement

Welch Randall

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

As of: Aug 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	18,078.49	99.40	141,459.91	97.83
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.48
Clubhouse / Pool	0.00	0.00	25.00	0.02
Fine & Violation	0.00	0.00	1,400.00	0.97
Interest Income	34.99	0.19	45.91	0.03
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	60.00	0.04
Late Fee	75.00	0.41	900.00	0.62
<b>Total Operating Income</b>	<b>18,188.48</b>	<b>100.00</b>	<b>144,590.82</b>	<b>100.00</b>
<b>Expense</b>				
<b>Millstone Manor HOA Expenses</b>				
MSM- Common Area Cleaning	0.00	0.00	0.00	0.00
MSM- Common Area Electricity	133.48	0.73	4,117.89	2.85
MSM- Insurance	2,736.75	15.05	22,379.47	15.48
MSM- Garbage	2,100.50	11.55	14,323.88	9.91
MSM- Grounds Maintenance	0.00	0.00	0.00	0.00
MSM- Pool Maintenance	0.00	0.00	4,023.79	2.78
MSM- Water & Sewer	0.00	0.00	21,269.83	14.71
MSM- Snow Removal	0.00	0.00	2,400.00	1.66
MSM- Gas Service Pool	61.67	0.34	762.00	0.53
MSM- Taxes & Licenses	0.00	0.00	378.00	0.26
MSM- Legal Services	0.00	0.00	0.00	0.00
MSM- Office Expense	0.00	0.00	314.25	0.22
MSM- Building Maintenance	0.00	0.00	3,394.72	2.35
MSM- Lawncare	0.00	0.00	18,315.00	12.67
MSM- Insurance Claim	0.00	0.00	0.00	0.00
<b>Total Millstone Manor HOA Expenses</b>	<b>5,032.40</b>	<b>27.67</b>	<b>91,678.83</b>	<b>63.41</b>
<b>Property Management</b>				
Management Fee	995.00	5.47	7,960.00	5.51
<b>Total Property Management</b>	<b>995.00</b>	<b>5.47</b>	<b>7,960.00</b>	<b>5.51</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	6,027.40	33.14	99,638.83	68.91
NOI - Net Operating Income	12,161.08	66.86	44,951.99	31.09
<b>Other Income &amp; Expense</b>				
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	5.43	0.03	41.55	0.03
Total Other Income	5.43	0.03	41.55	0.03
Net Other Income	5.43	0.03	41.55	0.03
Total Income	18,193.91	100.03	144,632.37	100.03
Total Expense	6,027.40	33.14	99,638.83	68.91
Net Income	12,166.51	66.89	44,993.54	31.12