Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404
As of: 10/31/2024
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	10,592.65
Savings/Reserve Account	283,051.89
Millstone Manor Reserve #2	50,015.44
Total Cash	**343,659.98**
TOTAL ASSETS	**343,659.98**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,600.29
Total Liabilities	**10,600.29**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	44,436.93
Calculated Prior Years Retained Earnings	115,976.65
Total Capital	**333,059.69**
TOTAL LIABILITIES & CAPITAL	**343,659.98**

Income Statement

Welch Randall

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

As of: Oct 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	17,393.48	99.31	177,141.87	98.11
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.39
Clubhouse / Pool	0.00	0.00	25.00	0.01
Fine & Violation	0.00	0.00	1,400.00	0.78
Interest Income	0.00	0.00	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	0.03
Late Fee	120.00	0.69	1,180.00	0.65
Total Operating Income	**17,513.48**	**100.00**	**180,552.78**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	0.00	0.00	0.00	0.00
MSM- Common Area Electricity	1,220.12	6.97	5,979.01	3.31
MSM- Insurance	2,736.75	15.63	27,852.97	15.43
MSM- Garbage	1,883.79	10.76	18,138.81	10.05
MSM- Grounds Maintenance	0.00	0.00	800.00	0.44
MSM- Pool Maintenance	4,276.07	24.42	9,646.14	5.34
MSM- Water & Sewer	3,699.49	21.12	29,382.08	16.27
MSM- Snow Removal	0.00	0.00	2,400.00	1.33
MSM- Gas Service Pool	7.47	0.04	917.71	0.51
MSM- Taxes & Licenses	0.00	0.00	378.00	0.21
MSM- Legal Services	0.00	0.00	0.00	0.00
MSM- Office Expense	0.00	0.00	314.25	0.17
MSM- Building Maintenance	0.00	0.00	3,219.62	1.78
MSM- Lawncare	2,250.00	12.85	27,190.00	15.06
MSM- Insurance Claim	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	**16,073.69**	**91.78**	**126,218.59**	**69.91**
Property Management				
Management Fee	995.00	5.68	9,950.00	5.51
Total Property Management	**995.00**	**5.68**	**9,950.00**	**5.51**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	**17,068.69**	**97.46**	**136,168.59**	**75.42**
NOI - Net Operating Income	**444.79**	**2.54**	**44,384.19**	**24.58**
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	5.58	0.03	52.74	0.03
Total Other Income	**5.58**	**0.03**	**52.74**	**0.03**
Net Other Income	**5.58**	**0.03**	**52.74**	**0.03**
Total Income	17,519.06	100.03	180,605.52	100.03
Total Expense	17,068.69	97.46	136,168.59	75.42
Net Income	450.37	2.57	44,436.93	24.61