

## Balance Sheet

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

As of: 11/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	29,195.67
Savings/Reserve Account	273,056.26
Millstone Manor Reserve #2	50,016.22
<b>Total Cash</b>	<b>352,268.15</b>
<b>TOTAL ASSETS</b>	<b>352,268.15</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	10,390.29
<b>Total Liabilities</b>	<b>10,390.29</b>
<b>Capital</b>	
Retained Earnings	172,646.11
Calculated Retained Earnings	53,255.10
Calculated Prior Years Retained Earnings	115,976.65
<b>Total Capital</b>	<b>341,877.86</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>352,268.15</b>

## Income Statement

Welch Randall

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

As of: Nov 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	18,023.48	99.59	195,165.35	98.25
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	700.00	0.35
Clubhouse / Pool	0.00	0.00	25.00	0.01
Fine & Violation	0.00	0.00	1,400.00	0.70
Interest Income	0.00	0.00	45.91	0.02
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	75.00	0.41	1,255.00	0.63
<b>Total Operating Income</b>	<b>18,098.48</b>	<b>100.00</b>	<b>198,651.26</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	0.00	0.00	5,979.01	3.01
MSM- Insurance	2,736.75	15.12	30,589.72	15.40
MSM- Garbage	1,877.59	10.37	20,016.40	10.08
MSM- Grounds Maintenance	0.00	0.00	800.00	0.40
MSM- Pool Maintenance	0.00	0.00	9,646.14	4.86
MSM- Water & Sewer	3,668.65	20.27	33,050.73	16.64
MSM- Snow Removal	0.00	0.00	2,400.00	1.21
MSM- Gas Service Pool	7.47	0.04	925.18	0.47
MSM- Taxes & Licenses	0.00	0.00	378.00	0.19
MSM- Legal Services	0.00	0.00	0.00	0.00
MSM- Office Expense	0.00	0.00	314.25	0.16
MSM- Building Maintenance	0.00	0.00	3,219.62	1.62
MSM- Lawn care	0.00	0.00	27,190.00	13.69
MSM- Insurance Claim	0.00	0.00	0.00	0.00
<b>Total Millstone Manor HOA Expenses</b>	<b>8,290.46</b>	<b>45.81</b>	<b>134,509.05</b>	<b>67.71</b>
<b>Property Management</b>				
Management Fee	995.00	5.50	10,945.00	5.51
<b>Total Property Management</b>	<b>995.00</b>	<b>5.50</b>	<b>10,945.00</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	9,285.46	51.31	145,454.05	73.22
NOI - Net Operating Income	8,813.02	48.69	53,197.21	26.78
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
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	5.15	0.03	57.89	0.03
<b>Total Other Income</b>	<b>5.15</b>	<b>0.03</b>	<b>57.89</b>	<b>0.03</b>
<b>Net Other Income</b>	<b>5.15</b>	<b>0.03</b>	<b>57.89</b>	<b>0.03</b>
Total Income	18,103.63	100.03	198,709.15	100.03
Total Expense	9,285.46	51.31	145,454.05	73.22
<b>Net Income</b>	<b>8,818.17</b>	<b>48.72</b>	<b>53,255.10</b>	<b>26.81</b>