

Balance Sheet

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

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	8,536.93
Savings/Reserve Account	264,024.19
Millstone Manor Reserve #2	50,010.46
Total Cash	322,571.58
TOTAL ASSETS	322,571.58
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,776.28
Total Liabilities	6,776.28
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	27,172.54
Calculated Prior Years Retained Earnings	115,976.65
Total Capital	315,795.30
TOTAL LIABILITIES & CAPITAL	322,571.58

Income Statement

Welch Randall

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

As of: Apr 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	18,466.24	98.32	71,936.19	97.97
HOA Reinvestment Fee / Transfer Fee	100.00	0.53	300.00	0.41
Fine & Violation	0.00	0.00	500.00	0.68
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
NSF Fees Collected	40.00	0.21	40.00	0.05
Late Fee	175.00	0.93	650.00	0.89
Total Operating Income	18,781.24	100.00	73,426.19	100.00
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	0.00	0.00	0.00	0.00
MSM- Common Area Electricity	419.37	2.23	2,524.11	3.44
MSM- Insurance	2,736.75	14.57	11,432.47	15.57
MSM- Garbage	1,607.47	8.56	6,811.51	9.28
MSM- Grounds Maintenance	0.00	0.00	0.00	0.00
MSM- Pool Maintenance	0.00	0.00	435.00	0.59
MSM- Water & Sewer	2,139.41	11.39	8,826.72	12.02
MSM- Snow Removal	0.00	0.00	2,400.00	3.27
MSM- Gas Service Pool	0.00	0.00	0.00	0.00
MSM- Taxes & Licenses	0.00	0.00	378.00	0.51
MSM- Legal Services	0.00	0.00	0.00	0.00
MSM- Office Expense	-12.00	-0.06	240.50	0.33
MSM- Building Maintenance	0.00	0.00	245.40	0.33
MSM- Lawncare	0.00	0.00	9,000.00	12.26
MSM- Insurance Claim	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	6,891.00	36.69	42,293.71	57.60
Property Management				
Management Fee	995.00	5.30	3,980.00	5.42
Total Property Management	995.00	5.30	3,980.00	5.42
Total Operating Expense	7,886.00	41.99	46,273.71	63.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	10,895.24	58.01	27,152.48	36.98
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	5.37	0.03	20.06	0.03
Total Other Income	5.37	0.03	20.06	0.03
Net Other Income	5.37	0.03	20.06	0.03
Total Income	18,786.61	100.03	73,446.25	100.03
Total Expense	7,886.00	41.99	46,273.71	63.02
Net Income	10,900.61	58.04	27,172.54	37.01