

Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,725.60
Savings/Reserve Account	270,028.66
Millstone Manor Reserve #2	50,011.30
Total Cash	327,765.56
TOTAL ASSETS	327,765.56
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,301.28
Total Liabilities	7,301.28
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	31,841.52
Calculated Prior Years Retained Earnings	115,976.65
Total Capital	320,464.28
TOTAL LIABILITIES & CAPITAL	327,765.56

Income Statement

Welch Randall

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

As of: May 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	16,455.00	98.36	88,391.19	98.04
HOA Reinvestment Fee / Transfer Fee	200.00	1.20	500.00	0.55
Fine & Violation	0.00	0.00	500.00	0.55
Legal Fee / Lien Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	40.00	0.04
Late Fee	75.00	0.45	725.00	0.80
Total Operating Income	16,730.00	100.00	90,156.19	100.00
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Cleaning	0.00	0.00	0.00	0.00
MSM- Common Area Electricity	388.94	2.32	2,913.05	3.23
MSM- Insurance	2,736.75	16.36	14,169.22	15.72
MSM- Garbage	1,645.39	9.83	8,456.90	9.38
MSM- Grounds Maintenance	0.00	0.00	0.00	0.00
MSM- Pool Maintenance	0.00	0.00	435.00	0.48
MSM- Water & Sewer	2,129.00	12.73	10,955.72	12.15
MSM- Snow Removal	0.00	0.00	2,400.00	2.66
MSM- Gas Service Pool	0.00	0.00	0.00	0.00
MSM- Taxes & Licenses	0.00	0.00	378.00	0.42
MSM- Legal Services	0.00	0.00	0.00	0.00
MSM- Office Expense	51.25	0.31	291.75	0.32
MSM- Building Maintenance	1,870.00	11.18	2,115.40	2.35
MSM- Lawncare	2,250.00	13.45	11,250.00	12.48
MSM- Insurance Claim	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	11,071.33	66.18	53,365.04	59.19
Property Management				
Management Fee	995.00	5.95	4,975.00	5.52
Total Property Management	995.00	5.95	4,975.00	5.52
Total Operating Expense	12,066.33	72.12	58,340.04	64.71

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	4,663.67	27.88	31,816.15	35.29
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	5.31	0.03	25.37	0.03
Total Other Income	<u>5.31</u>	<u>0.03</u>	<u>25.37</u>	<u>0.03</u>
Net Other Income	<u>5.31</u>	<u>0.03</u>	<u>25.37</u>	<u>0.03</u>
Total Income	16,735.31	100.03	90,181.56	100.03
Total Expense	12,066.33	72.12	58,340.04	64.71
Net Income	<u><u>4,668.98</u></u>	<u><u>27.91</u></u>	<u><u>31,841.52</u></u>	<u><u>35.32</u></u>