

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,824.80
Savings/Reserve Account	265,751.40
Millstone Manor Reserve #2	50,024.46
Total Cash	325,600.66
TOTAL ASSETS	325,600.66
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,941.28
Total Liabilities	6,941.28
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	-31,613.18
Calculated Prior Years Retained Earnings	177,626.45
Total Capital	318,659.38
TOTAL LIABILITIES & CAPITAL	325,600.66

Income Statement

Welch Randall

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

As of: Sep 2025

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	16,475.00	97.80	154,302.00	98.85
HOA Reinvestment Fee / Transfer Fee	300.00	1.78	700.00	0.45
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	350.00	0.22
Interest Income	0.00	0.00	63.00	0.04
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	70.00	0.42	670.00	0.43
Total Operating Income	16,845.00	100.00	156,105.00	100.00
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Electricity	732.28	4.35	5,433.63	3.48
MSM- Insurance	3,400.33	20.19	31,129.39	19.94
MSM- Garbage	2,376.05	14.11	19,671.22	12.60
MSM- Grounds Maintenance	3,903.96	23.18	22,000.27	14.09
MSM- Pool Maintenance	0.00	0.00	6,963.81	4.46
MSM- Water & Sewer	6,560.86	38.95	28,116.86	18.01
MSM- Snow Removal	0.00	0.00	7,467.50	4.78
MSM- Gas Service Pool	170.02	1.01	608.78	0.39
MSM- Taxes & Licenses	0.00	0.00	1,113.75	0.71
MSM- Office Expense	18.75	0.11	723.08	0.46
MSM- Building Maintenance	12,624.38	74.94	18,681.41	11.97
MSM- Lawn care	0.00	0.00	0.00	0.00
MSM- Roof Maintenance	0.00	0.00	35,301.53	22.61
MSM- Reserve Study	0.00	0.00	1,600.00	1.02
Total Millstone Manor HOA Expenses	29,786.63	176.83	178,811.23	114.55
Property Management				
Management Fee	995.00	5.91	8,955.00	5.74
Total Property Management	995.00	5.91	8,955.00	5.74
Total Operating Expense	30,781.63	182.73	187,766.23	120.28

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-13,936.63	-82.73	-31,661.23	-20.28
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5.46	0.03	48.05	0.03
Total Other Income	5.46	0.03	48.05	0.03
Net Other Income	5.46	0.03	48.05	0.03
Total Income	16,850.46	100.03	156,153.05	100.03
Total Expense	30,781.63	182.73	187,766.23	120.28
Net Income	-13,931.17	-82.70	-31,613.18	-20.25