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- Lawncare	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