Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404
As of: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,039.82
Savings/Reserve Account	293,783.28
Millstone Manor Reserve #2	50,030.19
Total Cash	**363,853.29**
TOTAL ASSETS	**363,853.29**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,248.47
Total Liabilities	**11,248.47**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	18,429.48
Calculated Prior Years Retained Earnings	161,529.23
Total Capital	**352,604.82**
TOTAL LIABILITIES & CAPITAL	**363,853.29**

Income Statement

Welch Randall

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

As of: Apr 2026

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	16,840.00	99.85	69,818.00	98.68
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.42
Fine & Violation	0.00	0.00	150.00	0.21
Interest Income	0.00	0.00	10.00	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	25.00	0.15	475.00	0.67
Total Operating Income	**16,865.00**	**100.00**	**70,753.00**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Electricity	496.24	2.94	2,298.75	3.25
MSM- Insurance	1,500.69	8.90	12,757.73	18.03
MSM- Garbage	1,597.15	9.47	5,732.87	8.10
MSM- Grounds Maintenance	0.00	0.00	350.00	0.49
MSM- Pool Maintenance	0.00	0.00	455.00	0.64
MSM- Water & Sewer	2,262.26	13.41	9,350.32	13.22
MSM- Snow Removal	0.00	0.00	5,203.38	7.35
MSM- Gas Service Pool	7.47	0.04	29.88	0.04
MSM- Taxes & Licenses	368.00	2.18	471.25	0.67
MSM- Office Expense	0.00	0.00	251.00	0.35
MSM- Building Maintenance	78.00	0.46	11,465.02	16.20
MSM- Roof Maintenance	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	**6,309.81**	**37.41**	**48,365.20**	**68.36**
Property Management				
Management Fee	995.00	5.90	3,980.00	5.63
Total Property Management	**995.00**	**5.90**	**3,980.00**	**5.63**
Total Operating Expense	**7,304.81**	**43.31**	**52,345.20**	**73.98**
NOI - Net Operating Income	**9,560.19**	**56.69**	**18,407.80**	**26.02**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5.52	0.03	21.68	0.03
Total Other Income	**5.52**	**0.03**	**21.68**	**0.03**
Net Other Income	**5.52**	**0.03**	**21.68**	**0.03**
Total Income	16,870.52	100.03	70,774.68	100.03
Total Expense	7,304.81	43.31	52,345.20	73.98
Net Income	**9,565.71**	**56.72**	**18,429.48**	**26.05**