Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404
As of: 08/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,473.72
Savings/Reserve Account	295,367.68
Millstone Manor Reserve #2	50,033.51
Total Cash	**360,874.91**
TOTAL ASSETS	**360,874.91**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,769.85
Total Liabilities	**9,769.85**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	16,929.72
Calculated Prior Years Retained Earnings	161,529.23
Total Capital	**351,105.06**
TOTAL LIABILITIES & CAPITAL	**360,874.91**

Income Statement

Welch Randall LLC

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

As of: Aug 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	17,025.00	99.13	139,991.00	98.76
HOA Reinvestment Fee / Transfer Fee	100.00	0.58	600.00	0.42
Clubhouse / Pool	0.00	0.00	150.00	0.11
Fine & Violation	0.00	0.00	150.00	0.11
Interest Income	0.00	0.00	10.00	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	50.00	0.29	850.00	0.60
Total Operating Income	**17,175.00**	**100.00**	**141,751.00**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Electricity	656.56	3.82	4,564.39	3.22
MSM- Insurance	2,367.29	13.78	20,210.69	14.26
MSM- Garbage	1,743.11	10.15	12,459.40	8.79
MSM- Grounds Maintenance	0.00	0.00	350.00	0.25
MSM- Pool Maintenance	0.00	0.00	5,641.49	3.98
MSM- Water & Sewer	3,525.32	20.53	20,005.89	14.11
MSM- Snow Removal	0.00	0.00	12,265.14	8.65
MSM- Gas Service Pool	78.77	0.46	729.62	0.51
MSM- Taxes & Licenses	0.00	0.00	471.25	0.33
MSM- Office Expense	0.00	0.00	446.00	0.31
MSM- Building Maintenance	700.00	4.08	14,286.67	10.08
MSM- Lawncare	18,918.71	110.15	24,775.47	17.48
MSM- Roof Maintenance	0.00	0.00	0.00	0.00
MSM- Reserve Study	0.00	0.00	0.00	0.00
MSM- Pest Control	0.00	0.00	700.00	0.49
Total Millstone Manor HOA Expenses	**27,989.76**	**162.97**	**116,906.01**	**82.47**
Property Management				
Management Fee	995.00	5.79	7,960.00	5.62
Total Property Management	**995.00**	**5.79**	**7,960.00**	**5.62**
Total Operating Expense	**28,984.76**	**168.76**	**124,866.01**	**88.09**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	**-11,809.76**	**-68.76**	**16,884.99**	**11.91**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5.74	0.03	44.73	0.03
Total Other Income	**5.74**	**0.03**	**44.73**	**0.03**
Net Other Income	**5.74**	**0.03**	**44.73**	**0.03**
Total Income	17,180.74	100.03	141,795.73	100.03
Total Expense	28,984.76	168.76	124,866.01	88.09
Net Income	**-11,804.02**	**-68.73**	**16,929.72**	**11.94**