Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,698.15
Savings/Reserve Account	305,798.11
Millstone Manor Reserve #2	50,032.67
Total Cash	**374,528.93**
TOTAL ASSETS	**374,528.93**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	11,619.85
Total Liabilities	**11,619.85**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	28,733.74
Calculated Prior Years Retained Earnings	161,529.23
Total Capital	**362,909.08**
TOTAL LIABILITIES & CAPITAL	**374,528.93**

Income Statement

Welch Randall LLC

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

As of: Jul 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	16,800.00	98.25	122,966.00	98.71
HOA Reinvestment Fee / Transfer Fee	100.00	0.58	500.00	0.40
Clubhouse / Pool	100.00	0.58	150.00	0.12
Fine & Violation	0.00	0.00	150.00	0.12
Interest Income	0.00	0.00	10.00	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	100.00	0.58	800.00	0.64
Total Operating Income	**17,100.00**	**100.00**	**124,576.00**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Electricity	699.83	4.09	3,907.83	3.14
MSM- Insurance	1,500.69	8.78	17,843.40	14.32
MSM- Garbage	1,658.94	9.70	10,716.29	8.60
MSM- Grounds Maintenance	0.00	0.00	350.00	0.28
MSM- Pool Maintenance	0.00	0.00	5,641.49	4.53
MSM- Water & Sewer	2,318.37	13.56	16,480.57	13.23
MSM- Snow Removal	2,928.38	17.13	18,121.90	14.55
MSM- Gas Service Pool	291.07	1.70	650.85	0.52
MSM- Taxes & Licenses	0.00	0.00	471.25	0.38
MSM- Office Expense	0.00	0.00	446.00	0.36
MSM- Building Maintenance	1,663.77	9.73	13,586.67	10.91
MSM- Roof Maintenance	0.00	0.00	0.00	0.00
MSM- Pest Control	700.00	4.09	700.00	0.56
Total Millstone Manor HOA Expenses	**11,761.05**	**68.78**	**88,916.25**	**71.38**
Property Management				
Management Fee	995.00	5.82	6,965.00	5.59
Total Property Management	**995.00**	**5.82**	**6,965.00**	**5.59**
Total Operating Expense	**12,756.05**	**74.60**	**95,881.25**	**76.97**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	**4,343.95**	**25.40**	**28,694.75**	**23.03**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5.90	0.03	38.99	0.03
Total Other Income	**5.90**	**0.03**	**38.99**	**0.03**
Net Other Income	**5.90**	**0.03**	**38.99**	**0.03**
Total Income	17,105.90	100.03	124,614.99	100.03
Total Expense	12,756.05	74.60	95,881.25	76.97
Net Income	**4,349.85**	**25.44**	**28,733.74**	**23.07**