Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,604.20
Savings/Reserve Account	301,793.05
Millstone Manor Reserve #2	50,031.83
Total Cash	**367,429.08**
TOTAL ASSETS	**367,429.08**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,869.85
Total Liabilities	**8,869.85**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	24,383.89
Calculated Prior Years Retained Earnings	161,529.23
Total Capital	**358,559.23**
TOTAL LIABILITIES & CAPITAL	**367,429.08**

Income Statement

Welch Randall LLC

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

As of: Jun 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	19,148.00	98.33	106,166.00	98.78
HOA Reinvestment Fee / Transfer Fee	100.00	0.51	400.00	0.37
Clubhouse / Pool	50.00	0.26	50.00	0.05
Fine & Violation	0.00	0.00	150.00	0.14
Interest Income	0.00	0.00	10.00	0.01
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	175.00	0.90	700.00	0.65
Total Operating Income	**19,473.00**	**100.00**	**107,476.00**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Electricity	460.78	2.37	3,208.00	2.98
MSM- Insurance	2,084.29	10.70	16,342.71	15.21
MSM- Garbage	1,662.24	8.54	9,057.35	8.43
MSM- Grounds Maintenance	0.00	0.00	350.00	0.33
MSM- Pool Maintenance	723.20	3.71	5,641.49	5.25
MSM- Water & Sewer	2,541.81	13.05	14,162.20	13.18
MSM- Snow Removal	2,928.38	15.04	15,193.52	14.14
MSM- Gas Service Pool	322.43	1.66	359.78	0.33
MSM- Taxes & Licenses	0.00	0.00	471.25	0.44
MSM- Office Expense	-12.00	-0.06	446.00	0.41
MSM- Building Maintenance	0.00	0.00	11,922.90	11.09
MSM- Roof Maintenance	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	**10,711.13**	**55.01**	**77,155.20**	**71.79**
Property Management				
Management Fee	995.00	5.11	5,970.00	5.55
Total Property Management	**995.00**	**5.11**	**5,970.00**	**5.55**
Total Operating Expense	**11,706.13**	**60.11**	**83,125.20**	**77.34**
NOI - Net Operating Income	**7,766.87**	**39.89**	**24,350.80**	**22.66**

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	6.01	0.03	33.09	0.03
Total Other Income	**6.01**	**0.03**	**33.09**	**0.03**
Net Other Income	**6.01**	**0.03**	**33.09**	**0.03**
Total Income	19,479.01	100.03	107,509.09	100.03
Total Expense	11,706.13	60.11	83,125.20	77.34
Net Income	**7,772.88**	**39.92**	**24,383.89**	**22.69**