Balance Sheet

Properties: Millstone Manor - 1175 E Canyon Road Ogden, UT 84404
As of: 05/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	12,637.33
Savings/Reserve Account	297,787.90
Millstone Manor Reserve #2	50,030.97
Total Cash	**360,456.20**
TOTAL ASSETS	**360,456.20**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	9,669.85
Total Liabilities	**9,669.85**
Capital	
Retained Earnings	172,646.11
Calculated Retained Earnings	16,611.01
Calculated Prior Years Retained Earnings	161,529.23
Total Capital	**350,786.35**
TOTAL LIABILITIES & CAPITAL	**360,456.20**

Income Statement

Welch Randall LLC

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

As of: May 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	17,200.00	99.71	87,018.00	98.88
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	300.00	0.34
Fine & Violation	0.00	0.00	150.00	0.17
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	525.00	0.60
Total Operating Income	**17,250.00**	**100.00**	**88,003.00**	**100.00**
Expense				
Millstone Manor HOA Expenses				
MSM- Common Area Electricity	448.47	2.60	2,747.22	3.12
MSM- Insurance	1,500.69	8.70	14,258.42	16.20
MSM- Garbage	1,662.24	9.64	7,395.11	8.40
MSM- Grounds Maintenance	0.00	0.00	350.00	0.40
MSM- Pool Maintenance	4,463.29	25.87	4,918.29	5.59
MSM- Water & Sewer	2,270.07	13.16	11,620.39	13.20
MSM- Snow Removal	7,061.76	40.94	12,265.14	13.94
MSM- Gas Service Pool	7.47	0.04	37.35	0.04
MSM- Taxes & Licenses	0.00	0.00	471.25	0.54
MSM- Office Expense	207.00	1.20	458.00	0.52
MSM- Building Maintenance	457.88	2.65	11,922.90	13.55
MSM- Roof Maintenance	0.00	0.00	0.00	0.00
Total Millstone Manor HOA Expenses	**18,078.87**	**104.81**	**66,444.07**	**75.50**
Property Management				
Management Fee	995.00	5.77	4,975.00	5.65
Total Property Management	**995.00**	**5.77**	**4,975.00**	**5.65**
Total Operating Expense	**19,073.87**	**110.57**	**71,419.07**	**81.16**
NOI - Net Operating Income	**-1,823.87**	**-10.57**	**16,583.93**	**18.84**

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	5.40	0.03	27.08	0.03
Total Other Income	**5.40**	**0.03**	**27.08**	**0.03**
Net Other Income	**5.40**	**0.03**	**27.08**	**0.03**
Total Income	17,255.40	100.03	88,030.08	100.03
Total Expense	19,073.87	110.57	71,419.07	81.16
Net Income	**-1,818.47**	**-10.54**	**16,611.01**	**18.88**