

MILLSITE VILLAGE POA

ANNUAL REPORT

DECEMBER 31, 2025

2025FS

**Millsite Village Property Owners Association
Financial Summary
For the period ending 12/31/2025**

Wells Fargo Account Balance

| | |
|---------------------------|------------|
| January 01, 2025 balance: | \$5,757.93 |
| 2025 Deposits | 5,755.00 |

2025 Expenses

| | | |
|-------------------|----------|------------------|
| Office Supplies** | 45.00 | |
| Property Taxes | | |
| Road MTC | 4,705.51 | |
| Exchange | | <u>-8,557.17</u> |

| | |
|--|-------------------|
| December 31, 2025 Wells Fargo Balance: | <u>\$4,955.76</u> |
|--|-------------------|

Per the Bylaws of Millsite Village Property Owners, Article IX, Section 2, Auditing, annual financial statements will only be completed at the close of the fiscal year (December 31st). The Bylaws only specify annual financial statements, therefore, such will only be complete at year end, this means no monthly, quarterly or on demand financial statements, will be completed during the year.

**Millsite Village Property Owners Association
Cash Flow
For the period ending 12/31/2025**

Cash Flows From Operations:

| | | |
|--|--------------|------------------|
| Receipts | | |
| | HOA and Misc | \$5,755.00 |
| Disbursements | | |
| | Suppliers | -6,557.17 |
| <u>Net Change in Cash Balance</u> | | -\$802.17 |

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2025BS

**Millsite Village Property Owners Association
Balance Sheet
Period Ending 12/31/2025**

| <u>Current Assets</u> | |
|---|-------------------|
| Cash | \$4,955.76 |
| Net Accounts Receivables | 1,400.00 |
| Total Current Assets | <u>6,355.76</u> |
| <u>Long Term Assets</u> | |
| Real Estate | 500.00 |
| Total Long Term Assets | <u>500.00</u> |
| Total Assets | <u>\$6,855.76</u> |
| <u>Liabilities</u> | |
| Prepaid Dues | <u>540.00</u> |
| <u>Equity</u> | |
| Earnings (earnings to date) | 5,757.48 |
| Retained Earnings (beginning balance) | -4,798.29 |
| Retained Earnings-adjustment (see note) | 5,896.57 |
| Total Liabilities and Equity | <u>\$6,855.76</u> |

Note: Retained earnings are supposed to be the sum of ALL the net income/net loss from the day the business (MVPOA) started. The information is NOT available to calculate the actual retained earnings to date (lack of record keeping), the adjustment is a plug number. Using a plug number, in cases where the actual retained earnings is not available, is a common practice. MVPOA has never complied to standard accounting procedures or retained proper records, therefore it is impossible to calculate accurate retained earnings.

Per the Bylaws of Millsite Village Property Owners, Article IX, Section 2, Auditing, annual financial statements will only be completed at the close of the fiscal year (December 31st). The Bylaws only specify annual financial statements, therefore, such will only be complete at year end, this means no monthly, quarterly or on demand financial statements, will be completed during the year.

2025pl

**Millsite Village Property Owners Association
Profit and Loss Statement
For the period ending 12/31/2025**

Income

| | | |
|---------------------------|-----------------|-------------------|
| Lot Dues | \$3,325.00 | |
| Real Estate Transfer Fess | 525.00 | |
| Donations | 1,730.00 | |
| Mis o-Prepaid | 175.00 | |
| Total Income | 5,755.00 | \$5,775.00 |

Expenses

| | | |
|-----------------------|-----------------|------------------|
| Office Supplies | 45.00 | |
| Property Taxes | | |
| Exchange | | |
| Outside Services Road | 6,512.17 | |
| Total Expense | 6,557.17 | -6,557.17 |

| | | |
|----------------------------|--|-------------------|
| Net Income | | - \$782.17 |
| Reserve for Maintenance | | - 782.17 |
| Adjusted Net Income | | 0 |

| SUMMARY | |
|----------------|------------|
| Total Income | \$5,755.00 |
| Total Expense | -6,557.17 |
| Net Profit | -802.17 |
| Reserve | -802.17 |
| Adj Net Profit | 0 |
| Net Profit % | 0.00% |

Per the Bylaws of Millsite Village Property Owners, Article IX, Section 2, Auditing, annual financial statements will only be completed at the close of the fiscal year (December 31st). The Bylaws only specify annual financial statements, therefore, such will only be complete at year end, this means no monthly, quarterly or on demand financial statements, will be completed during the year.

Millsite Village Property Owners Association
 Comparative Financial Summary
 January 01, 2021 thru December 31, 2025

| | 2025 | 2024 | 2023 | 2022 | 2021 |
|------------------------------------|-------------|------------|------------|------------|-------------|
| <u>Wells Fargo</u> | | | | | |
| Beginning Balance | \$5,757.48 | \$3,483.48 | \$1,673.79 | \$3,814.00 | \$8,386.54 |
| Annual Deposits | 5,755.00 | 6,322.90 | 4,920.24 | 5,918.00 | 5,084.14 |
| | \$11,512.48 | \$9,806.38 | \$6,594.03 | \$9,732.00 | \$13,470.68 |
| <u>Less Annual Expenses</u> | | | | | |
| Water Service | 0 | 0.00 | 0.00 | 2,432.02 | 555.00 |
| Office Supplies | 45.00 | 264.96 | 365.68 | 0.00 | 106.14 |
| APS-Electric | 0 | 0.00 | 791.78 | 810.31 | 999.36 |
| Property Taxes | 0** | 8.88 | 13.74 | 18.88 | 20.64 |
| Taxes-CBT 1120H | 0 | 0.00 | 50.00 | 0.00 | 0.00 |
| Exchange | 0 | 856.50 | 0.00 | 0.00 | 0.00 |
| Insurance | 0 | 0.00 | 0.00 | 0.00 | 0.00 |
| Postage | 0 | 0.00 | 0.00 | 0.00 | 0.00 |
| Professional Fees | 0 | 0.00 | 350.00 | 909.00 | 0.00 |
| Legal Expense | 0 | 0.00 | 0.00 | 0.00 | 5,989.50 |
| Outside Services Road | 6512.17 | 2,918.11 | 1,539.35 | 3,888.00 | 1,955.04 |
| Bank Charges | 0 | 0.00 | 0.00 | 0.00 | 31.00 |
| Adj | -0.45 | 0.00 | 0.00 | 0.00 | 0.00 |
| Ending Wells Fargo Bal | \$4,955.76 | \$5,757.93 | \$3,483.48 | \$1,673.79 | \$3,814.00 |

Per the Bylaws of Millsite Village Property Owners, Article IX, Section 2, Auditing, annual financial statements will only be completed at the close of the fiscal year (December 31st). The Bylaws only specify annual financial statements, therefore, such will only be complete at year end, this means no monthly, quarterly or on demand financial statements, will be completed during the year.

2026 Budget

Millsite Village Property Owners Association
2026 Projected Revenue and Expenditures
2026

| Revenue | Projected Amounts | Per Member | % of Dues |
|--------------------------------|-------------------|-----------------|----------------|
| Lot Dues | \$5,539.00 | \$191.00 | 100.00% |
| Uses of Revenue | | | |
| Road Maintenance | \$4,985.00 | 172.00 | 90.00% |
| Misc Expense | 554.00 | 19.00 | 10.00% |
| Total Use Of Revenue | \$5,539.00 | \$191.00 | 100.00% |
| Contribution to Reserve | 0 | 0 | 0 |

Projected Budget Overview: Your Community's Future Depends on You*

We are excited to present our projected budget, a forward-looking estimate grounded in the data we have gathered. Our top priority is to revitalize the neglected sections of Millsite, Lake Road and Guild's Road. This plan is not just about maintenance; it's about transforming our community's roads for the better.

In the upcoming spring, we will undertake essential minor touch-ups, and Jim Ringlet will resume his vital work on Millsite, focusing on the section from the Senator Gate to the Black Lode Gate. This crucial work includes grading roads, improving drainage systems, laying new road material, repairing erosion, and addressing flooding. By tackling Millsite first, we aim to set a strong precedent for future repairs on Guild's Road and Lake Road. Historically, neglecting multiple areas has led to worsening conditions across the board. It's time we change that narrative!

Please keep in mind that our 2026 projections reflect only what we anticipate earning this year; they do not include the balance in our checking account. The entire 2025 bank balance will be dedicated to road improvements. Our vision is to maximize the impact of every dollar we have, addressing as much roadwork as possible annually with our limited resources.

Your involvement is crucial! If you would like to support road repairs, whether through donations or your time, please don't hesitate to reach out to the board.

****Together, we can reshape our community and make it safer and more beautiful. Remember, this plan is dynamic—it may change based on the actual funds received and any unforeseen expenses. Let's work together for a brighter future!****

2025CD

Millsite Village Maintenance Fund
Cash Disbursements
2025

| Date | Check # | Payee | Amount | Office | RD MTC | Misc | Description |
|----------|---------|--------------------|----------|--------|----------|------|-------------|
| 01/01/25 | 1001 | AZ Corp Comm | 35.00 | 35.00 | | | fees |
| 1/2025 | 1006 | void | -5.00 | -5.00 | | | Corp Com |
| 02/09/25 | 1002 | Jim Ringler | 1,806.66 | | 1,806.66 | | |
| 04/17/25 | AW | Wells Fargo Checks | 15.00 | 15.00 | | | |
| 05/07/25 | 1003 | Jim Ringler | 4,705.51 | | 4,705.51 | | |
| | | | 6,557.17 | 45.00 | 6,512.17 | | |

2025CR

Mill site Village
CR
2025

| Date | Description | Check # | AMT | AR-Lot Dues | Misc | Description | |
|----------|-----------------|-----------|------------|-------------|------------|---------------|------------|
| 3/2025 | Title Service o | 12746 | 275.00 | | 275.00 | Transfer Fees | \$275.00 |
| 04/15/25 | Yancy | 1616 | 500.00 | 175.00 | \$325.00 | Donation | |
| | Scrivano | 120 | 175.00 | 175.00 | | | |
| | Wade | 7653 | 500.00 | 175.00 | \$325.00 | Donation | |
| 04/17/25 | Klemkosky | 1 | 500.00 | 175.00 | \$325.00 | Donation | \$1,675.00 |
| 04/18/25 | Skaff | 1919 | 175.00 | 175.00 | | | |
| | Kupec | 1610 | 350.00 | 350.00 | | | |
| 04/26/25 | Daly | 7275 | 175.00 | 175.00 | | | |
| 05/02/25 | Rizzo | 2052 | 175.00 | 175.00 | | | \$875.00 |
| 5/202025 | Pesnell | Transfer | 175.00 | 175.00 | | | \$175.00 |
| 05/13/25 | Forst | 289 | 175.00 | 175.00 | | | |
| 05/16/25 | Boyce | 127 | 175.00 | | 175.00 | Donation | |
| 05/14/25 | Fellows | 135 | 200.00 | 175.00 | 25.00 | Donation | \$550.00 |
| 05/30/25 | McClasky | 1825 | 500.00 | 175.00 | 325.00 | Donation | \$500.00 |
| 06/20/25 | Hawksworth | 888517917 | 525.00 | 525.00 | | | \$525.00 |
| 07/02/25 | Jones | 35827471 | 300.00 | 175.00 | 125.00 | Donation | |
| 07/03/25 | Valle | Cash | 280.00 | 175.00 | 105.00 | Donation | |
| | Medal | 1493 | 350.00 | 175.00 | 175.00 | | |
| 11/13/25 | Roc Title | 104535 | 250.00 | | 250.00 | Transfer Fees | \$1,180.00 |
| YTD | | | \$5,755.00 | \$3,325.00 | \$2,430.00 | | \$5,755.00 |

| | |
|----------|-------------------|
| Donation | 1,730.00 |
| Transfer | 525.00 |
| Pepaid | 175.00 |
| | <u>\$2,430.00</u> |

2025BankRec

| Millsite Village Maintenance Fund | | | | |
|-----------------------------------|--|-----------|-----------|----------|
| Wells Fargo Bank Reconciliation | | | | |
| 2025 | | | | |
| Period | | Debits-CR | Credit-CD | Balance |
| 01/01/25 | | | | 8,481.04 |
| | | | 2,753.11 | 5,727.93 |
| 2/2025 | | | 1,806.66 | 3,921.27 |
| 3/2025 | | 275.00 | | 4,196.27 |
| 4/2025 | | | 15.00 | |
| 04/30/25 | | 1,675.00 | | 5,856.27 |
| 5/2025 | | 1,600.00 | | 2,750.76 |
| 6/2025 | | 500.00 | | 3,250.76 |
| | | 525.00 | | 3,775.76 |
| 7/2025 | | 930.00 | | 4,705.76 |
| 8/2025 | | | | 4,705.76 |
| 9/2025 | | | | 4,705.76 |
| 10/2025 | | | | 4,705.76 |
| 11/2025 | | 250.00 | | 4,955.76 |
| | | 5,755.00 | 4,574.77 | |

Millsite Village
Invoice Register/Sales Journal
2025

| Date | Amount |
|----------|---------------------|
| 04/01/25 | \$175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 0.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 525.00 |
| 04/01/25 | 525.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 525.00 |
| 04/01/25 | 0.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 0.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 0.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 175.00 |
| 04/01/25 | 350.00 |
| | <u>\$4,725.00 P</u> |

Millsite Village
AR AGING
2025

| Date | Amount | Over 120 |
|-------------|-------------------|-------------------|
| 04/01/25 | \$175.00 | \$175.00 |
| 04/01/25 | 525.00 | 525.00 |
| 04/01/25 | 525.00 | 525.00 |
| 04/01/25 | 175.00 | 175.00 |
| | <u>\$1,400.00</u> | <u>\$1,400.00</u> |



Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 1/1 | \$8,481.04 |
| Deposits/Credits | 0.00 |
| Withdrawals/Debits | - 2,753.11 |
| Ending balance on 1/31 | \$5,727.93 |

Account number: 7 (primary account)
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN):
 For Wire Transfers use
 Routing Number (RTN):

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|--------|--------------|-------------|------------------|--------------------|----------------------|
| 1/6 | 1005 | Check | | 2,718.11 | 5,762.93 |
| 1/9 | 1001 | Check | | 35.00 | 5,727.93 |
| Totals | | | \$0.00 | \$2,753.11 | |



Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 2/1 | \$5,727.93 |
| Deposits/Credits | 0.00 |
| Withdrawals/Debits | - 1,806.66 |
| Ending balance on 2/28 | \$3,921.27 |

Account number: (primary account)
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN):
 For Wire Transfers use
 Routing Number (RTN):

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|--------|--------------|-------------|------------------|--------------------|----------------------|
| 2/25 | 1002 | Check | | 1,806.66 | 3,921.27 |
| Totals | | | \$0.00 | \$1,806.66 | |



Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 3/1 | \$3,921.27 |
| Deposits/Credits | 275.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 3/31 | \$4,196.27 |

Account number: (primary account)
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN):
 For Wire Transfers use
 Routing Number (RTN):

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|--------|--------------|--------------------------------|------------------|--------------------|----------------------|
| 3/12 | | Deposit Made In A Branch/Store | 275.00 | | 4,196.27 |
| Totals | | | \$275.00 | \$0.00 | |



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Learn more at wellsfargo.com/scams

Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 4/1 | \$4,196.27 |
| Deposits/Credits | 1,675.00 |
| Withdrawals/Debits | - 15.00 |
| Ending balance on 4/30 | \$5,856.27 |

Account number: (primary account)
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN):
 For Wire Transfers use
 Routing Number (RTN):

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|--------|--------------|-----------------------------------|------------------|--------------------|----------------------|
| 4/17 | | Deposit Made In A Branch/Store | 1,675.00 | | 5,856.27 |
| 4/17 | | Withdrawal Made In A Branch/Store | | 15.00 | 5,856.27 |
| Totals | | | \$1,675.00 | \$15.00 | |



- If someone asks you to move your money to another account for any reason, it's probably a scam.

*Sign-up may be required. Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply.

Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 5/1 | \$5,856.27 |
| Deposits/Credits | 2,100.00 |
| Withdrawals/Debits | - 4,705.51 |
| Ending balance on 5/31 | \$3,250.76 |

Account number: (primary account)
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN):
 For Wire Transfers use
 Routing Number (RTN):

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|--------|--------------|---|------------------|--------------------|----------------------|
| 5/13 | | eDeposit IN Branch 05/13/25 09:53:13 Am 825 Miller Valley Rd Prescott AZ 1092 | 875.00 | | 6,731.27 |
| 5/20 | | Deposit Made In A Branch/Store | 175.00 | | 6,906.27 |
| 5/20 | 1003 | Check | | 4,705.51 | 2,200.76 |
| 5/27 | | Deposit Made In A Branch/Store | 550.00 | | 2,750.76 |
| 5/30 | | Mobile Deposit : Ref Number :610300248215 | 500.00 | | 3,250.76 |
| Totals | | | \$2,100.00 | \$4,705.51 | |

Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 6/1 | \$3,250.76 |
| Deposits/Credits | 525.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 6/30 | \$3,775.76 |

Account number: [REDACTED] (primary account)
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN): [REDACTED]
 For Wire Transfers use
 Routing Number (RTN): [REDACTED]



Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|--------|--------------|--------------------------------|------------------|--------------------|----------------------|
| 6/26 | | Deposit Made In A Branch/Store | 525.00 | | 3,775.76 |
| Totals | | | \$525.00 | \$0.00 | |

Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 7/1 | \$3,775.76 |
| Deposits/Credits | 930.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 7/31 | \$4,705.76 |

Account number: [REDACTED]
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN): [REDACTED]
 For Wire Transfers use
 Routing Number (RTN): [REDACTED]

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|--------|--------------|--------------------------------|------------------|--------------------|----------------------|
| 7/9 | | Deposit Made In A Branch/Store | 930.00 | | 4,705.76 |
| Totals | | | \$930.00 | \$0.00 | |



*Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply.

Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 9/1 | \$4,705.76 |
| Deposits/Credits | 0.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 9/30 | \$4,705.76 |

Account number: [REDACTED]
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 [REDACTED]
 For Wire Transfers use
 [REDACTED]

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

| Fee period | Standard monthly service fee | You paid |
|--|------------------------------|-------------------------------------|
| 09/01/2025 - 09/30/2025 | \$10.00 | \$0.00 |
| The bank has waived the fee for this fee period. | | |
| How to avoid the monthly service fee | Minimum required | This fee period |
| Have any ONE of the following each fee period | | |
| • Average ledger balance | \$1,000.00 | \$4,706.00 <input type="checkbox"/> |
| • Minimum daily balance | \$500.00 | \$4,705.76 <input type="checkbox"/> |

- Use strong, complex passwords on all your accounts. Use two-factor authentication whenever it's available.
- Avoid clicking links in emails or texts. Instead, go directly to the official website or app.
- Be mindful of what you share on social media and who with.
- Use secure Wi-Fi. Avoid public Wi-Fi if possible.
- Install and maintain antivirus and antimalware software on your devices.
- Don't share personal information unless you initiated the contact. Slow down and always verify who you're giving the information to and why to ensure it makes sense.

Remember, it's your information. Share it wisely.

Statement period activity summary

| | |
|--------------------------|------------|
| Beginning balance on 8/1 | \$4,705.76 |
| Deposits/Credits | 0.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 8/31 | \$4,705.76 |

Account number: [REDACTED]
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 [REDACTED]
 For Wire Transfers use
 [REDACTED]



Learn more at www.wellsfargo.com/scams

*Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply.

Statement period activity summary

| | |
|---------------------------|------------|
| Beginning balance on 10/1 | \$4,705.76 |
| Deposits/Credits | 0.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 10/31 | \$4,705.76 |

Account number: [REDACTED]
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use
 [REDACTED]
 For Wire Transfers use
 [REDACTED]

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.



Statement period activity summary

| | |
|--------------------------------|-------------------|
| Beginning balance on 11/1 | \$4,705.76 |
| Deposits/Credits | 250.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 11/30 | \$4,955.76 |

Account number: [REDACTED] (primary account)
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use Routing Number (RTN): [REDACTED]
 For Wire Transfers use Routing Number (RTN): [REDACTED]

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

| Date | Check Number | Description | Deposits/Credits | Withdrawals/Debits | Ending daily balance |
|-------|--------------|--------------------------------|------------------|--------------------|----------------------|
| 11/13 | | Deposit Made In A Branch/Store | 250.00 | | 4,955.76 |



Statement period activity summary

| | |
|--------------------------------|-------------------|
| Beginning balance on 12/1 | \$4,955.76 |
| Deposits/Credits | 0.00 |
| Withdrawals/Debits | - 0.00 |
| Ending balance on 12/31 | \$4,955.76 |

Account number: [REDACTED]
 MILLSITE VILLAGE PROPERTY OWNERS ASSOCIATION
 Arizona account terms and conditions apply
 For Direct Deposit use Routing Number (RTN): [REDACTED]
 For Wire Transfers use Routing Number (RTN): [REDACTED]

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

| | | |
|--|--------------------------------------|-----------------|
| Fee period 12/01/2025 - 12/31/2025 | Standard monthly service fee \$10.00 | You paid \$0.00 |
| The bank has waived the fee for this fee period. | | |
| How to avoid the monthly service fee | Minimum required | This fee period |
| Have any ONE of the following each fee period | | |
| • Average ledger balance | \$1,000.00 | \$4,956.00 |
| • Minimum daily balance | \$500.00 | \$4,955.76 |

MILLSITE VILLAGE POA

THE FORMER BOARD MEMBER'S
ACCOUNTING METHOD

PERIOD ENDING DECEMBER 31, 2025

2025

CHECK PAYMENT & DEPOSIT REGISTER

| BANK ACCOUNT INFORMATION | | | | | | Salary/Wages | Payroll Deductions |
|--------------------------|---|-----------------------|-------------------|--------|--------------------|--------------|--------------------|
| Date | Check # | Paid To (Description) | Payment/Debit (-) | CODE * | Deposit/Credit (+) | Balance | |
| ← PREVIOUS PAGE TOTALS → | | | | | | | |
| 1 | Recording of check #'s not required / deposit detail not required | | | | | | |
| 2 | See 2023 & 2024 | | | | | | |
| 3 | | | | | | | |
| 4 | 1/1/2025 | | | | | 5757.45 | |
| 5 | 1/25 | Az Corp Comm | 3500 | | | | |
| 6 | | VOID 1006 | <500> | | | | |
| 7 | | Adj | 48 | | | 5727.93 | |
| 8 | 2/9 | J Ringler | 1806.66 | | | | |
| 9 | 3/25 | Transfer fee | | | 275.- | 4496.27 | |
| 10 | 4/25 | Deposit | | | 1175.- | | |
| 11 | 4/25 | " " | | | 500.- | | |
| 12 | | w/p checks | 15.- | | | 5850.27 | |
| 13 | 9/25 | J Ringler | 4705.51 | | | | |
| 14 | 5/25 | Deposit | | | 875.- | 2025.76 | |
| 15 | 5/25 | " " | | | 175.- | | |
| 16 | 5/25 | | | | 550.- | 2750.76 | |
| 17 | 5/25 | | | | 500.- | | |
| 18 | 6/25 | | | | 525.- | 3775.76 | |
| 19 | 7/25 | | | | 930.- | | |
| 20 | 11/25 | | | | 250.- | 4955.76 | |
| 21 | | | | | | | |
| 22 | | | | | | | |
| 23 | | | | | | | |
| 24 | | | | | | | |
| 25 | | | | | | | |
| Totals To Date | | | | | | | |

CODE * D = Deposit AP = Automatic Payment T = Tax Deductible ATM = Teller Machine DC = Debit Card

MILL SITE VILLAGE PROPERTY OWNERS ASSOCIATION

An Arizona Non-Profit Corporation
 An Arizona Homeowners Association

| <u>Profit and Loss Statement</u> | <u>2025</u> |
|---------------------------------------|----------------|
| REVENUES FROM MEMBER DUES | \$3,325.00 |
| REVENUES FROM PROP TRANSFER FEES/MISC | 2,430.00 |
| COST OF GOODS SOLD | 0 |
| GROSS PROFIT | \$5,755.00 |
| OPERATING EXPENSES | |
| UTILITIES | 0.00 |
| PROFESSIONAL SERVICES | 0.00 |
| LEGAL EXPENSES | 0.00 |
| SUPPLIES | 45.00 |
| WELL EXPENSES | 0.00 |
| EXCHANGE | 0.00 |
| ROAD REPAIRS | 6,512.17 |
| TAXES | 0.00 |
| TOTAL OPERATING EXPENSES | 6,512.17 |
| NET INCOME (LOSS) BEFORE RESERVE | |
| RESERVE FOR MAINTENANCE | -757.17 |
| NET INCOME | -757.17 |

| <u>Financial Summary</u> | <u>2025</u> |
|--------------------------|-------------|
| Opening Cash Balance | \$5,757.48 |
| Revenues | 5,755.00 |
| Expenses | -6,557.17 |
| ADJ | 0.45 |
| Cash Balance Forward | \$4,955.78 |

| <u>Selected Financial Data</u> | <u>YEAR</u> |
|--------------------------------|-------------|
| 12/31/25 Cash | \$4,955.78 |
| 12/31/25 AR | \$1,400.00 |

Please note: this P&L is the format that Brad Forst used, to keep the records consistent the accounting method of the prior board will continue.

Per the Bylaws of Millsite Village Property Owners, Article IX, Section 2, Auditing, annual financial statements will only be completed at the close of the fiscal year (December 31st). The Bylaws only specify annual financial statements, therefore, such will only be complete at year end, this means no monthly, quarterly or on demand financial statements, will be completed during the year.