

## Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 02/29/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	8,717.31
Savings/Reserve Account	4,253.68
<b>Total Cash</b>	<b>12,970.99</b>
<b>TOTAL ASSETS</b>	<b>12,970.99</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	693.00
<b>Total Liabilities</b>	<b>693.00</b>
<b>Capital</b>	
Retained Earnings	452.98
Calculated Retained Earnings	6,286.94
Calculated Prior Years Retained Earnings	5,538.07
<b>Total Capital</b>	<b>12,277.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>12,970.99</b>

# Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Feb 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	3,665.00	100.00	8,915.00	100.00
Fine & Violation	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>3,665.00</b>	<b>100.00</b>	<b>8,915.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	12.28	900.00	10.10
<b>Total Property Management</b>	<b>450.00</b>	<b>12.28</b>	<b>900.00</b>	<b>10.10</b>
<b>Falcon Ridge HOA</b>				
FRE: Electricity	11.30	0.31	33.90	0.38
FRE: Sewer and Water	1,650.20	45.03	3,273.09	36.71
FRE: Garbage Pick-up	300.00	8.19	668.16	7.49
FRE: Snow Removal	380.00	10.37	2,040.00	22.88
FRE: Supplies	3.00	0.08	3.00	0.03
FRE: Professional Fees	0.00	0.00	0.00	0.00
FRE: Grounds Maintenance	623.71	17.02	1,245.60	13.97
FRE: Insurance-Licensing	1,233.39	33.65	1,845.05	20.70
FRE- Roof Repairs	0.00	0.00	700.00	7.85
<b>Total Falcon Ridge HOA</b>	<b>4,201.60</b>	<b>114.64</b>	<b>9,808.80</b>	<b>110.03</b>
<b>Total Operating Expense</b>	<b>4,651.60</b>	<b>126.92</b>	<b>10,708.80</b>	<b>120.12</b>
<b>NOI - Net Operating Income</b>	<b>-986.60</b>	<b>-26.92</b>	<b>-1,793.80</b>	<b>-20.12</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	2,565.00	69.99	8,080.00	90.63
Interest on Bank Accounts	0.40	0.01	0.74	0.01
<b>Total Other Income</b>	<b>2,565.40</b>	<b>70.00</b>	<b>8,080.74</b>	<b>90.64</b>
<b>Net Other Income</b>	<b>2,565.40</b>	<b>70.00</b>	<b>8,080.74</b>	<b>90.64</b>
<b>Total Income</b>	<b>6,230.40</b>	<b>170.00</b>	<b>16,995.74</b>	<b>190.64</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	4,651.60	126.92	10,708.80	120.12
Net Income	<u>1,578.80</u>	<u>43.08</u>	<u>6,286.94</u>	<u>70.52</u>