

Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,885.79
Savings/Reserve Account	2,514.18
Total Cash	6,399.97
TOTAL ASSETS	6,399.97
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,752.00
Total Liabilities	8,752.00
Capital	
Retained Earnings	452.98
Calculated Retained Earnings	-2,549.91
Calculated Prior Years Retained Earnings	-255.10
Total Capital	-2,352.03
TOTAL LIABILITIES & CAPITAL	6,399.97

Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Sep 2025

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	6,714.00	99.63	58,504.00	99.91
Fine & Violation	0.00	0.00	0.00	0.00
Late Fee	25.00	0.37	50.00	0.09
Total Operating Income	6,739.00	100.00	58,554.00	100.00
Expense				
Property Management				
Management Fee	450.00	6.68	4,050.00	6.92
Total Property Management	450.00	6.68	4,050.00	6.92
Falcon Ridge HOA				
FRE: Electricity	11.33	0.17	113.14	0.19
FRE: Sewer and Water	2,799.41	41.54	22,377.97	38.22
FRE: Garbage Pick-up	371.18	5.51	3,644.13	6.22
FRE: Snow Removal	0.00	0.00	1,800.00	3.07
FRE: Legal & Accounting Fees	0.00	0.00	358.00	0.61
FRE: Supplies	111.25	1.65	773.55	1.32
FRE: Professional Fees	0.00	0.00	25.00	0.04
FRE: Grounds Maintenance	0.00	0.00	2,195.00	3.75
FRE - Loan	994.89	14.76	8,954.01	15.29
FRE- Roof Repairs	64.00	0.95	764.00	1.30
FRE- Landscaping	0.00	0.00	12,760.75	21.79
FRE- Insurance	1,306.06	19.38	11,671.36	19.93
Total Falcon Ridge HOA	5,658.12	83.96	65,436.91	111.75
Total Operating Expense	6,108.12	90.64	69,486.91	118.67
NOI - Net Operating Income	630.88	9.36	-10,932.91	-18.67
Other Income & Expense				
Other Income				
Special Assessment	1,054.00	15.64	8,376.00	14.30
Interest on Bank Accounts	0.47	0.01	7.00	0.01
Total Other Income	1,054.47	15.65	8,383.00	14.32

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	1,054.47	15.65	8,383.00	14.32
Total Income	7,793.47	115.65	66,937.00	114.32
Total Expense	6,108.12	90.64	69,486.91	118.67
Net Income	1,685.35	25.01	-2,549.91	-4.35