

Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	2,400.94
Savings/Reserve Account	7,581.08
<b>Total Cash</b>	<b>9,982.02</b>
<b>TOTAL ASSETS</b>	<b>9,982.02</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	7,202.06
<b>Total Liabilities</b>	<b>7,202.06</b>
<b>Capital</b>	
Retained Earnings	452.98
Calculated Retained Earnings	-2,457.41
Calculated Prior Years Retained Earnings	4,784.39
<b>Total Capital</b>	<b>2,779.96</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>9,982.02</b>

## Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Aug 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	5,120.00	100.00	41,115.00	100.00
<b>Total Operating Income</b>	<b>5,120.00</b>	<b>100.00</b>	<b>41,115.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	8.79	3,600.00	8.76
<b>Total Property Management</b>	<b>450.00</b>	<b>8.79</b>	<b>3,600.00</b>	<b>8.76</b>
<b>Falcon Ridge HOA</b>				
FRE: Electricity	11.30	0.22	101.81	0.25
FRE: Sewer and Water	1,971.80	38.51	15,571.26	37.87
FRE: Garbage Pick-up	340.45	6.65	2,790.33	6.79
FRE: Snow Removal	0.00	0.00	8,250.00	20.07
FRE: Legal & Accounting Fees	0.00	0.00	1,952.00	4.75
FRE: Supplies	0.00	0.00	100.75	0.25
FRE: Professional Fees	0.00	0.00	10.00	0.02
FRE: Air Conditioner/ Swamp	0.00	0.00	200.00	0.49
FRE: Grounds Maintenance	237.00	4.63	587.00	1.43
FRE: Licensing	0.00	0.00	0.00	0.00
FRE - Loan	994.89	19.43	7,959.12	19.36
FRE- Roof Repairs	985.55	19.25	1,135.55	2.76
FRE- Landscaping	4,405.00	86.04	5,605.00	13.63
FRE- Insurance	836.08	16.33	6,622.84	16.11
<b>Total Falcon Ridge HOA</b>	<b>9,782.07</b>	<b>191.06</b>	<b>50,885.66</b>	<b>123.76</b>
<b>Total Operating Expense</b>	<b>10,232.07</b>	<b>199.85</b>	<b>54,485.66</b>	<b>132.52</b>
<b>NOI - Net Operating Income</b>	<b>-5,112.07</b>	<b>-99.85</b>	<b>-13,370.66</b>	<b>-32.52</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	930.00	18.16	10,898.00	26.51
Interest on Bank	0.14	0.00	15.25	0.04

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	930.14	18.17	10,913.25	26.54
Net Other Income	930.14	18.17	10,913.25	26.54
Total Income	6,050.14	118.17	52,028.25	126.54
Total Expense	10,232.07	199.85	54,485.66	132.52
Net Income	-4,181.93	-81.68	-2,457.41	-5.98