

Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	1,766.66
Savings/Reserve Account	4,788.29
Total Cash	6,554.95
TOTAL ASSETS	6,554.95
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,105.00
Total Liabilities	7,105.00
Capital	
Retained Earnings	452.98
Calculated Retained Earnings	-5,787.42
Calculated Prior Years Retained Earnings	4,784.39
Total Capital	-550.05
TOTAL LIABILITIES & CAPITAL	6,554.95

Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Oct 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
Operating Income & Expense				
Income				
Association Dues	5,094.00	100.00	51,329.00	100.00
Total Operating Income	5,094.00	100.00	51,329.00	100.00
Expense				
Property Management				
Management Fee	450.00	8.83	4,500.00	8.77
Total Property Management	450.00	8.83	4,500.00	8.77
Falcon Ridge HOA				
FRE: Electricity	11.30	0.22	124.41	0.24
FRE: Sewer and Water	1,969.76	38.67	19,521.98	38.03
FRE: Garbage Pick-up	354.82	6.97	3,492.22	6.80
FRE: Snow Removal	0.00	0.00	8,250.00	16.07
FRE: Legal & Accounting Fees	0.00	0.00	1,952.00	3.80
FRE: Supplies	0.00	0.00	100.75	0.20
FRE: Professional Fees	0.00	0.00	10.00	0.02
FRE: Air Conditioner/ Swamp	242.00	4.75	442.00	0.86
FRE: Grounds Maintenance	277.00	5.44	864.00	1.68
FRE: Licensing	0.00	0.00	0.00	0.00
FRE - Loan	994.89	19.53	9,948.90	19.38
FRE- Roof Repairs	340.32	6.68	1,475.87	2.88
FRE- Landscaping	5,315.00	104.34	10,920.00	21.27
FRE- Insurance	836.08	16.41	8,295.00	16.16
Total Falcon Ridge HOA	10,341.17	203.01	65,397.13	127.41
Total Operating Expense	10,791.17	211.84	69,897.13	136.17
NOI - Net Operating Income	-5,697.17	-111.84	-18,568.13	-36.17
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	930.00	18.26	12,758.00	24.86
Interest on Bank	0.15	0.00	22.71	0.04

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	930.15	18.26	12,780.71	24.90
Net Other Income	930.15	18.26	12,780.71	24.90
Total Income	6,024.15	118.26	64,109.71	124.90
Total Expense	10,791.17	211.84	69,897.13	136.17
Net Income	-4,767.02	-93.58	-5,787.42	-11.28