

Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		1,347.31
Savings/Reserve Account		5,392.73
Total Cash		6,740.04
TOTAL ASSETS		6,740.04
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		7,802.00
Total Liabilities		7,802.00
Capital		
Retained Earnings		452.98
Calculated Retained Earnings		-986.51
Calculated Prior Years Retained Earnings		-528.43
Total Capital		-1,061.96
TOTAL LIABILITIES & CAPITAL		6,740.04

## Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Jan 2024

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	6,047.00	99.52	6,047.00	99.52
Fine & Violation	29.00	0.48	29.00	0.48
<b>Total Operating Income</b>	<b>6,076.00</b>	<b>100.00</b>	<b>6,076.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	7.41	450.00	7.41
<b>Total Property Management</b>	<b>450.00</b>	<b>7.41</b>	<b>450.00</b>	<b>7.41</b>
<b>Falcon Ridge HOA</b>				
FRE: Electricity	11.30	0.19	11.30	0.19
FRE: Sewer and Water	1,964.68	32.34	1,964.68	32.34
FRE: Garbage Pick-up	359.66	5.92	359.66	5.92
FRE: Snow Removal	650.00	10.70	650.00	10.70
FRE - Loan	994.89	16.37	994.89	16.37
FRE- Roof Repairs	650.00	10.70	650.00	10.70
FRE- Landscaping	2,200.00	36.21	2,200.00	36.21
FRE- Insurance	836.08	13.76	836.08	13.76
<b>Total Falcon Ridge HOA</b>	<b>7,666.61</b>	<b>126.18</b>	<b>7,666.61</b>	<b>126.18</b>
<b>Total Operating Expense</b>	<b>8,116.61</b>	<b>133.58</b>	<b>8,116.61</b>	<b>133.58</b>
<b>NOI - Net Operating Income</b>	<b>-2,040.61</b>	<b>-33.58</b>	<b>-2,040.61</b>	<b>-33.58</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	1,054.00	17.35	1,054.00	17.35
Interest on Bank Accounts	0.10	0.00	0.10	0.00
<b>Total Other Income</b>	<b>1,054.10</b>	<b>17.35</b>	<b>1,054.10</b>	<b>17.35</b>
<b>Net Other Income</b>	<b>1,054.10</b>	<b>17.35</b>	<b>1,054.10</b>	<b>17.35</b>
Total Income	7,130.10	117.35	7,130.10	117.35
Total Expense	8,116.61	133.58	8,116.61	133.58
<b>Net Income</b>	<b>-986.51</b>	<b>-16.24</b>	<b>-986.51</b>	<b>-16.24</b>