

Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	2,856.80
Savings/Reserve Account	5,392.73
Total Cash	8,249.53
TOTAL ASSETS	8,249.53
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	7,999.00
Total Liabilities	7,999.00
Capital	
Retained Earnings	452.98
Calculated Retained Earnings	325.98
Calculated Prior Years Retained Earnings	-528.43
Total Capital	250.53
TOTAL LIABILITIES & CAPITAL	8,249.53

Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Feb 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
Operating Income & Expense				
Income				
Association Dues	5,788.00	98.79	11,835.00	99.16
Fine & Violation	71.00	1.21	100.00	0.84
Total Operating Income	5,859.00	100.00	11,935.00	100.00
Expense				
Property Management				
Management Fee	450.00	7.68	900.00	7.54
Total Property Management	450.00	7.68	900.00	7.54
Falcon Ridge HOA				
FRE: Electricity	11.30	0.19	22.60	0.19
FRE: Sewer and Water	2,038.44	34.79	4,003.12	33.54
FRE: Garbage Pick-up	353.90	6.04	713.56	5.98
FRE: Snow Removal	0.00	0.00	650.00	5.45
FRE: Grounds Maintenance	0.00	0.00	0.00	0.00
FRE - Loan	994.89	16.98	1,989.78	16.67
FRE- Roof Repairs	0.00	0.00	650.00	5.45
FRE- Landscaping	730.00	12.46	2,930.00	24.55
FRE- Insurance	836.08	14.27	1,672.16	14.01
Total Falcon Ridge HOA	4,964.61	84.73	12,631.22	105.83
Total Operating Expense	5,414.61	92.42	13,531.22	113.37
NOI - Net Operating Income	444.39	7.58	-1,596.22	-13.37
Other Income & Expense				
Other Income				
Special Assessment	868.00	14.81	1,922.00	16.10
Interest on Bank Accounts	0.10	0.00	0.20	0.00
Total Other Income	868.10	14.82	1,922.20	16.11
Net Other Income	868.10	14.82	1,922.20	16.11
Total Income	6,727.10	114.82	13,857.20	116.11
Total Expense	5,414.61	92.42	13,531.22	113.37

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	1,312.49	22.40	325.98	2.73