

## Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 03/31/2024

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	1,633.82
Savings/Reserve Account	5,596.71
<b>Total Cash</b>	<b>7,230.53</b>
<b>TOTAL ASSETS</b>	<b>7,230.53</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	7,558.00
<b>Total Liabilities</b>	<b>7,558.00</b>
<b>Capital</b>	
Retained Earnings	452.98
Calculated Retained Earnings	-252.02
Calculated Prior Years Retained Earnings	-528.43
<b>Total Capital</b>	<b>-327.47</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>7,230.53</b>

# Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Mar 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	6,113.00	99.59	17,948.00	99.31
Fine & Violation	0.00	0.00	100.00	0.55
Late Fee	25.00	0.41	25.00	0.14
<b>Total Operating Income</b>	<b>6,138.00</b>	<b>100.00</b>	<b>18,073.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	7.33	1,350.00	7.47
<b>Total Property Management</b>	<b>450.00</b>	<b>7.33</b>	<b>1,350.00</b>	<b>7.47</b>
<b>Falcon Ridge HOA</b>				
FRE: Electricity	11.30	0.18	33.90	0.19
FRE: Sewer and Water	2,030.13	33.07	6,033.25	33.38
FRE: Garbage Pick-up	353.90	5.77	1,067.46	5.91
FRE: Snow Removal	1,935.00	31.52	2,585.00	14.30
FRE: Legal & Accounting Fees	358.00	5.83	358.00	1.98
FRE: Supplies	75.50	1.23	75.50	0.42
FRE: Grounds Maintenance	0.00	0.00	0.00	0.00
FRE - Loan	994.89	16.21	2,984.67	16.51
FRE- Roof Repairs	161.00	2.62	811.00	4.49
FRE- Landscaping	0.00	0.00	2,930.00	16.21
FRE- Insurance	1,267.37	20.65	2,939.53	16.26
<b>Total Falcon Ridge HOA</b>	<b>7,187.09</b>	<b>117.09</b>	<b>19,818.31</b>	<b>109.66</b>
<b>Total Operating Expense</b>	<b>7,637.09</b>	<b>124.42</b>	<b>21,168.31</b>	<b>117.13</b>
<b>NOI - Net Operating Income</b>	<b>-1,499.09</b>	<b>-24.42</b>	<b>-3,095.31</b>	<b>-17.13</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	917.00	14.94	2,839.00	15.71
Interest on Bank Accounts	4.09	0.07	4.29	0.02
<b>Total Other Income</b>	<b>921.09</b>	<b>15.01</b>	<b>2,843.29</b>	<b>15.73</b>
<b>Net Other Income</b>	<b>921.09</b>	<b>15.01</b>	<b>2,843.29</b>	<b>15.73</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	7,059.09	115.01	20,916.29	115.73
Total Expense	7,637.09	124.42	21,168.31	117.13
Net Income	<u>-578.00</u>	<u>-9.42</u>	<u>-252.02</u>	<u>-1.39</u>