

Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	16,215.28
Savings/Reserve Account	4,317.97
Total Cash	20,533.25
TOTAL ASSETS	20,533.25
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,542.00
Total Liabilities	10,542.00
Capital	
Retained Earnings	452.98
Calculated Retained Earnings	13,111.43
Calculated Prior Years Retained Earnings	-3,573.16
Total Capital	9,991.25
TOTAL LIABILITIES & CAPITAL	20,533.25

Income Statement

Welch Randall LLC

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Jun 2026

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	9,072.00	99.73	50,353.00	99.95
Late Fee	25.00	0.27	25.00	0.05
Total Operating Income	9,097.00	100.00	50,378.00	100.00
Expense				
Property Management				
Management Fee	450.00	4.95	2,700.00	5.36
Total Property Management	450.00	4.95	2,700.00	5.36
Falcon Ridge HOA				
FRE: Electricity	11.31	0.12	67.96	0.13
FRE: Sewer and Water	2,656.53	29.20	15,138.37	30.05
FRE: Garbage Pick-up	425.84	4.68	2,398.16	4.76
FRE: Snow Removal	0.00	0.00	50.00	0.10
FRE: Legal & Accounting Fees	0.00	0.00	358.00	0.71
FRE: Supplies	0.00	0.00	134.25	0.27
FRE: Professional Fees	0.00	0.00	0.00	0.00
FRE: Grounds Maintenance	400.00	4.40	700.00	1.39
FRE - Loan	994.89	10.94	5,969.34	11.85
FRE- Roof Repairs	0.00	0.00	0.00	0.00
FRE- Landscaping	7,626.31	83.83	11,426.93	22.68
FRE- Insurance	1,318.22	14.49	7,891.36	15.66
Total Falcon Ridge HOA	13,433.10	147.67	44,134.37	87.61
Total Operating Expense	13,883.10	152.61	46,834.37	92.97
NOI - Net Operating Income	-4,786.10	-52.61	3,543.63	7.03
Other Income & Expense				
Other Income				
Special Assessment	4,913.00	54.01	9,563.00	18.98
Interest on Bank Accounts	1.03	0.01	4.80	0.01
Total Other Income	4,914.03	54.02	9,567.80	18.99
Net Other Income	4,914.03	54.02	9,567.80	18.99

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	14,011.03	154.02	59,945.80	118.99
Total Expense	13,883.10	152.61	46,834.37	92.97
Net Income	127.93	1.41	13,111.43	26.03