

# Balance Sheet

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: 04/30/2024

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	2,734.28
Savings/Reserve Account	5,796.71
<b>Total Cash</b>	<b>8,530.99</b>
<b>TOTAL ASSETS</b>	<b>8,530.99</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	7,773.00
<b>Total Liabilities</b>	<b>7,773.00</b>
<b>Capital</b>	
Retained Earnings	452.98
Calculated Retained Earnings	433.44
Calculated Prior Years Retained Earnings	-128.43
<b>Total Capital</b>	<b>757.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>8,530.99</b>

# Income Statement

Welch Randall

Properties: Falcon Ridge Estates - Clearfield Clearfield, UT 84015

As of: Apr 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	5,984.00	96.77	23,946.00	98.76
Fine & Violation	200.00	3.23	300.00	1.24
<b>Total Operating Income</b>	<b>6,184.00</b>	<b>100.00</b>	<b>24,246.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Property Management</b>				
Management Fee	450.00	7.28	1,800.00	7.42
<b>Total Property Management</b>	<b>450.00</b>	<b>7.28</b>	<b>1,800.00</b>	<b>7.42</b>
<b>Falcon Ridge HOA</b>				
FRE: Electricity	11.30	0.18	45.20	0.19
FRE: Sewer and Water	2,030.13	32.83	8,063.38	33.26
FRE: Garbage Pick-up	0.00	0.00	1,067.46	4.40
FRE: Snow Removal	1,600.00	25.87	4,185.00	17.26
FRE: Legal & Accounting Fees	0.00	0.00	358.00	1.48
FRE: Supplies	0.00	0.00	75.50	0.31
FRE: Grounds Maintenance	0.00	0.00	0.00	0.00
FRE - Loan	994.89	16.09	3,979.56	16.41
FRE- Roof Repairs	0.00	0.00	925.00	3.82
FRE- Landscaping	0.00	0.00	2,930.00	12.08
FRE- Insurance	1,261.33	20.40	4,200.86	17.33
<b>Total Falcon Ridge HOA</b>	<b>5,897.65</b>	<b>95.37</b>	<b>25,829.96</b>	<b>106.53</b>
<b>Total Operating Expense</b>	<b>6,347.65</b>	<b>102.65</b>	<b>27,629.96</b>	<b>113.96</b>
<b>NOI - Net Operating Income</b>	<b>-163.65</b>	<b>-2.65</b>	<b>-3,383.96</b>	<b>-13.96</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	1,005.00	16.25	3,813.00	15.73
Interest on Bank Accounts	0.11	0.00	4.40	0.02
<b>Total Other Income</b>	<b>1,005.11</b>	<b>16.25</b>	<b>3,817.40</b>	<b>15.74</b>
<b>Net Other Income</b>	<b>1,005.11</b>	<b>16.25</b>	<b>3,817.40</b>	<b>15.74</b>

**Income Statement**

<b>Account Name</b>	<b>Selected Month</b>	<b>% of Selected Month</b>	<b>Year to Month End</b>	<b>% of Year to Month End</b>
Total Income	7,189.11	116.25	28,063.40	115.74
Total Expense	6,347.65	102.65	27,629.96	113.96
Net Income	<u>841.46</u>	<u>13.61</u>	<u>433.44</u>	<u>1.79</u>