

## Balance Sheet

**Properties:** Bridgewood Manor HOA - 111 E Center Street Clearfield, UT 84015

**As of:** 08/31/2023

**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	3,099.93
Savings/Reserve Account	48,936.03
<b>Total Cash</b>	<b>52,035.96</b>
<b>TOTAL ASSETS</b>	<b>52,035.96</b>

## LIABILITIES & CAPITAL

### Liabilities

Prepaid Rent	5,014.65
<b>Total Liabilities</b>	<b>5,014.65</b>

### Capital

Retained Earnings	18,462.23
Calculated Retained Earnings	1,417.07
Calculated Prior Years Retained Earnings	27,142.01
<b>Total Capital</b>	<b>47,021.31</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>52,035.96</b>

## Income Statement

Welch Randall

Properties: Bridgewood Manor HOA - 111 E Center Street Clearfield, UT 84015

As of: Aug 2023

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	6,080.00	98.54	48,050.00	99.36
Fine & Violation	0.00	0.00	100.00	0.21
Late Fee	90.00	1.46	210.00	0.43
<b>Total Operating Income</b>	<b>6,170.00</b>	<b>100.00</b>	<b>48,360.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Bridgewood Manor HOA</b>				
BWM - Water	2,398.94	38.88	19,356.54	40.03
BWM Insurance	775.16	12.56	5,446.12	11.26
BWM Trash Removal	380.33	6.16	2,913.46	6.02
BWM Electricity	21.91	0.36	154.49	0.32
BWM Lawn Care	0.00	0.00	2,947.50	6.09
BWM Maintenance	101.98	1.65	4,912.98	10.16
BWM Roofing	0.00	0.00	395.00	0.82
BWM Legal/ Accounting Assistance	0.00	0.00	434.50	0.90
BWM Office Expense	0.00	0.00	138.50	0.29
BWM Snow Removal	0.00	0.00	5,295.00	10.95
BWM- Property Maintenance	335.00	5.43	795.00	1.64
<b>Total Bridgewood Manor HOA</b>	<b>4,013.32</b>	<b>65.05</b>	<b>42,789.09</b>	<b>88.48</b>
<b>Property Management</b>				
Management Fee	545.00	8.83	4,160.00	8.60
<b>Total Property Management</b>	<b>545.00</b>	<b>8.83</b>	<b>4,160.00</b>	<b>8.60</b>
<b>Total Operating Expense</b>	<b>4,558.32</b>	<b>73.88</b>	<b>46,949.09</b>	<b>97.08</b>
<b>NOI - Net Operating Income</b>	<b>1,611.68</b>	<b>26.12</b>	<b>1,410.91</b>	<b>2.92</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.81	0.01	6.16	0.01
<b>Total Other Income</b>	<b>0.81</b>	<b>0.01</b>	<b>6.16</b>	<b>0.01</b>
<b>Net Other Income</b>	<b>0.81</b>	<b>0.01</b>	<b>6.16</b>	<b>0.01</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	6,170.81	100.01	48,366.16	100.01
Total Expense	4,558.32	73.88	46,949.09	97.08
Net Income	1,612.49	26.13	1,417.07	2.93