

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	3,177.55
Savings/Reserve Account	49,937.66
Total Cash	53,115.21
TOTAL ASSETS	53,115.21
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,869.66
Total Liabilities	4,869.66
Capital	
Retained Earnings	18,462.23
Calculated Retained Earnings	2,641.31
Calculated Prior Years Retained Earnings	27,142.01
Total Capital	48,245.55
TOTAL LIABILITIES & CAPITAL	53,115.21

Income Statement

Welch Randall

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

As of: Oct 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
Operating Income & Expense				
Income				
Association Dues	6,115.00	97.92	60,065.00	99.35
Fine & Violation	25.00	0.40	125.00	0.21
Late Fee	105.00	1.68	270.00	0.45
Total Operating Income	6,245.00	100.00	60,460.00	100.00
Expense				
Bridgewood Manor HOA				
BWM - Water	2,398.94	38.41	24,215.90	40.05
BWM Insurance	775.16	12.41	6,996.44	11.57
BWM Trash Removal	380.33	6.09	3,674.12	6.08
BWM Electricity	19.77	0.32	195.29	0.32
BWM Lawn Care	955.00	15.29	3,902.50	6.45
BWM Maintenance	0.00	0.00	6,172.98	10.21
BWM Roofing	0.00	0.00	395.00	0.65
BWM Legal/ Accounting Assistance	0.00	0.00	434.50	0.72
BWM Office Expense	0.00	0.00	149.75	0.25
BWM Snow Removal	0.00	0.00	5,295.00	8.76
BWM- Property Maintenance	0.00	0.00	1,145.00	1.89
Total Bridgewood Manor HOA	4,529.20	72.53	52,576.48	86.96
Property Management				
Management Fee	545.00	8.73	5,250.00	8.68
Total Property Management	545.00	8.73	5,250.00	8.68
Total Operating Expense	5,074.20	81.25	57,826.48	95.64
NOI - Net Operating Income	1,170.80	18.75	2,633.52	4.36
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.86	0.01	7.79	0.01
Total Other Income	0.86	0.01	7.79	0.01
Net Other Income	0.86	0.01	7.79	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	6,245.86	100.01	60,467.79	100.01
Total Expense	5,074.20	81.25	57,826.48	95.64
Net Income	<u>1,171.66</u>	<u>18.76</u>	<u>2,641.31</u>	<u>4.37</u>