

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 3,366.18 |
| Savings/Reserve Account | 50,938.47 |
| Total Cash | 54,304.65 |
| TOTAL ASSETS | 54,304.65 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 4,569.66 |
| Total Liabilities | 4,569.66 |
| Capital | |
| Retained Earnings | 18,462.23 |
| Calculated Retained Earnings | 4,130.75 |
| Calculated Prior Years Retained Earnings | 27,142.01 |
| Total Capital | 49,734.99 |
| TOTAL LIABILITIES & CAPITAL | 54,304.65 |

Income Statement

Welch Randall

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

As of: Nov 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 | 5,540.00 | 100.00 | 65,780.00 | 99.58 |
| Fine & Violation | 0.00 | 0.00 | 100.00 | 0.15 |
| Late Fee | 0.00 | 0.00 | 180.00 | 0.27 |
| Total Operating Income | 5,540.00 | 100.00 | 66,060.00 | 100.00 |
| Expense | | | | |
| Bridgewood Manor HOA | | | | |
| BWM - Water | 2,398.94 | 43.30 | 26,614.84 | 40.29 |
| BWM Insurance | 775.16 | 13.99 | 7,771.60 | 11.76 |
| BWM Trash Removal | 380.33 | 6.87 | 4,054.45 | 6.14 |
| BWM Electricity | 11.94 | 0.22 | 207.23 | 0.31 |
| BWM Lawn Care | 0.00 | 0.00 | 3,902.50 | 5.91 |
| BWM Maintenance | 0.00 | 0.00 | 6,172.98 | 9.34 |
| BWM Roofing | 0.00 | 0.00 | 395.00 | 0.60 |
| BWM Legal/ Accounting Assistance | 0.00 | 0.00 | 434.50 | 0.66 |
| BWM Office Expense | 0.00 | 0.00 | 149.75 | 0.23 |
| BWM Snow Removal | 0.00 | 0.00 | 5,295.00 | 8.02 |
| BWM- Property Maintenance | 0.00 | 0.00 | 1,145.00 | 1.73 |
| Total Bridgewood Manor HOA | 3,566.37 | 64.37 | 56,142.85 | 84.99 |
| Property Management | | | | |
| Management Fee | 545.00 | 9.84 | 5,795.00 | 8.77 |
| Total Property Management | 545.00 | 9.84 | 5,795.00 | 8.77 |
| Total Operating Expense | 4,111.37 | 74.21 | 61,937.85 | 93.76 |
| NOI - Net Operating Income | 1,428.63 | 25.79 | 4,122.15 | 6.24 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Insurance Income (Other) | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest on Bank Accounts | 0.81 | 0.01 | 8.60 | 0.01 |
| Total Other Income | 0.81 | 0.01 | 8.60 | 0.01 |
| Net Other Income | 0.81 | 0.01 | 8.60 | 0.01 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|-----------------|---------------------|-------------------|------------------------|
| Total Income | 5,540.81 | 100.01 | 66,068.60 | 100.01 |
| Total Expense | 4,111.37 | 74.21 | 61,937.85 | 93.76 |
| Net Income | <u>1,429.44</u> | <u>25.80</u> | <u>4,130.75</u> | <u>6.25</u> |