

Balance Sheet

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

As of: 12/31/2023

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	20,731.14
Savings/Reserve Account	32,059.02
<b>Total Cash</b>	<b>52,790.16</b>
<b>TOTAL ASSETS</b>	<b>52,790.16</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,479.66
<b>Total Liabilities</b>	<b>4,479.66</b>
<b>Capital</b>	
Retained Earnings	18,462.23
Calculated Retained Earnings	2,556.26
Calculated Prior Years Retained Earnings	27,292.01
<b>Total Capital</b>	<b>48,310.50</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>52,790.16</b>

## Income Statement

Welch Randall

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

As of: Dec 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	5,990.00	98.84	71,770.00	99.51
Fine & Violation	25.00	0.41	125.00	0.17
Late Fee	45.00	0.74	225.00	0.31
<b>Total Operating Income</b>	<b>6,060.00</b>	<b>100.00</b>	<b>72,120.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Bridgewood Manor HOA</b>				
BWM - Water	2,398.94	39.59	29,013.78	40.23
BWM Insurance	491.00	8.10	8,262.60	11.46
BWM Trash Removal	380.33	6.28	4,434.78	6.15
BWM Electricity	12.20	0.20	219.43	0.30
BWM Lawn Care	0.00	0.00	3,902.50	5.41
BWM Maintenance	19,880.00	328.05	26,052.98	36.12
BWM Roofing	0.00	0.00	395.00	0.55
BWM Legal/ Accounting Assistance	0.00	0.00	434.50	0.60
BWM Office Expense	0.00	0.00	149.75	0.21
BWM Snow Removal	290.00	4.79	5,585.00	7.74
BWM- Property Maintenance	0.00	0.00	1,145.00	1.59
<b>Total Bridgewood Manor HOA</b>	<b>23,452.47</b>	<b>387.00</b>	<b>79,595.32</b>	<b>110.37</b>
<b>Property Management</b>				
Management Fee	545.00	8.99	6,340.00	8.79
<b>Total Property Management</b>	<b>545.00</b>	<b>8.99</b>	<b>6,340.00</b>	<b>8.79</b>
<b>Maintenance &amp; Repairs</b>				
Rain Gutters/Fascia/ Eaves/Siding	0.00	0.00	0.00	0.00
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>23,997.47</b>	<b>396.00</b>	<b>85,935.32</b>	<b>119.16</b>
<b>NOI - Net Operating Income</b>	<b>-17,937.47</b>	<b>-296.00</b>	<b>-13,815.32</b>	<b>-19.16</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income	16,362.43	270.01	16,362.43	22.69

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
(Other)				
Interest on Bank Accounts	0.55	0.01	9.15	0.01
Total Other Income	16,362.98	270.02	16,371.58	22.70
Net Other Income	16,362.98	270.02	16,371.58	22.70
Total Income	22,422.98	370.02	88,491.58	122.70
Total Expense	23,997.47	396.00	85,935.32	119.16
Net Income	-1,574.49	-25.98	2,556.26	3.54