

Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,801.45
Savings/Reserve Account	37,569.27
Total Cash	44,370.72
TOTAL ASSETS	44,370.72
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,362.20
Total Liabilities	2,362.20
Capital	
Retained Earnings	18,462.23
Calculated Retained Earnings	12,930.15
Calculated Prior Years Retained Earnings	10,616.14
Total Capital	42,008.52
TOTAL LIABILITIES & CAPITAL	44,370.72

Income Statement

Welch Randall

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

As of: Aug 2025

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	7,170.00	99.53	59,044.75	99.32
Fine & Violation	24.00	0.33	274.00	0.46
Interest Income	0.00	0.00	10.80	0.02
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	10.00	0.14	118.00	0.20
Total Operating Income	7,204.00	100.00	59,447.55	100.00
Expense				
Bridgewood Manor HOA				
BWM - Water	2,965.42	41.16	23,221.36	39.06
BWM Insurance	929.47	12.90	4,740.84	7.97
BWM Trash Removal	842.58	11.70	3,370.32	5.67
BWM Electricity	46.68	0.65	201.40	0.34
BWM Lawn Care	0.00	0.00	0.00	0.00
BWM Maintenance	1,327.02	18.42	7,350.76	12.37
BWM Roofing	0.00	0.00	0.00	0.00
BWM Legal/ Accounting Assistance	0.00	0.00	1,738.50	2.92
BWM Office Expense	24.00	0.33	668.56	1.12
BWM Snow Removal	0.00	0.00	870.00	1.46
Total Bridgewood Manor HOA	6,135.17	85.16	42,161.74	70.92
Property Management				
Management Fee	545.00	7.57	4,360.00	7.33
Total Property Management	545.00	7.57	4,360.00	7.33
Total Operating Expense	6,680.17	92.73	46,521.74	78.26
NOI - Net Operating Income	523.83	7.27	12,925.81	21.74
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.57	0.01	4.34	0.01
Total Other Income	0.57	0.01	4.34	0.01
Other Expense				
Insurance Expense (Other)	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	0.57	0.01	4.34	0.01
Total Income	7,204.57	100.01	59,451.89	100.01
Total Expense	6,680.17	92.73	46,521.74	78.26
Net Income	524.40	7.28	12,930.15	21.75