

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,558.21
Savings/Reserve Account	38,569.92
Total Cash	45,128.13
TOTAL ASSETS	45,128.13
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,375.95
Total Liabilities	2,375.95
Capital	
Retained Earnings	18,462.23
Calculated Retained Earnings	13,673.81
Calculated Prior Years Retained Earnings	10,616.14
Total Capital	42,752.18
TOTAL LIABILITIES & CAPITAL	45,128.13

Income Statement

Welch Randall

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

As of: Sep 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	7,486.25	99.80	66,681.00	99.38
Fine & Violation	0.00	0.00	274.00	0.41
Interest Income	0.00	0.00	10.80	0.02
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	15.00	0.20	133.00	0.20
Total Operating Income	7,501.25	100.00	67,098.80	100.00
Expense				
Bridgewood Manor HOA				
BWM - Water	2,965.42	39.53	26,186.78	39.03
BWM Insurance	0.00	0.00	4,740.84	7.07
BWM Trash Removal	439.41	5.86	3,809.73	5.68
BWM Electricity	42.38	0.56	243.78	0.36
BWM Lawn Care	0.00	0.00	0.00	0.00
BWM Maintenance	2,902.28	38.69	10,253.04	15.28
BWM Roofing	0.00	0.00	0.00	0.00
BWM Legal/ Accounting Assistance	0.00	0.00	1,738.50	2.59
BWM Office Expense	13.75	0.18	682.31	1.02
BWM Snow Removal	0.00	0.00	870.00	1.30
Total Bridgewood Manor HOA	6,363.24	84.83	48,524.98	72.32
Property Management				
Management Fee	545.00	7.27	4,905.00	7.31
Total Property Management	545.00	7.27	4,905.00	7.31
Total Operating Expense	6,908.24	92.09	53,429.98	79.63
NOI - Net Operating Income	593.01	7.91	13,668.82	20.37
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.65	0.01	4.99	0.01
Total Other Income	0.65	0.01	4.99	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	0.65	0.01	4.99	0.01
Total Income	7,501.90	100.01	67,103.79	100.01
Total Expense	6,908.24	92.09	53,429.98	79.63
Net Income	593.66	7.91	13,673.81	20.38