

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,124.00
Savings/Reserve Account	29,680.48
Total Cash	49,804.48
TOTAL ASSETS	49,804.48
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,825.00
Total Liabilities	2,825.00
Capital	
Retained Earnings	18,462.23
Calculated Retained Earnings	15,486.29
Calculated Prior Years Retained Earnings	13,030.96
Total Capital	46,979.48
TOTAL LIABILITIES & CAPITAL	49,804.48

Income Statement

Welch Randall

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

As of: Apr 2026

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	8,225.00	99.10	33,930.00	97.74
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	250.00	0.72
Fine & Violation	0.00	0.00	210.00	0.60
Interest Income	0.00	0.00	151.05	0.44
NSF Fees Collected	0.00	0.00	40.00	0.12
Late Fee	75.00	0.90	135.00	0.39
Total Operating Income	8,300.00	100.00	34,716.05	100.00
Expense				
Bridgewood Manor HOA				
BWM - Water	3,297.48	39.73	12,377.86	35.65
BWM Insurance	212.40	2.56	212.40	0.61
BWM Trash Removal	439.41	5.29	1,757.64	5.06
BWM Electricity	12.85	0.15	51.14	0.15
BWM Maintenance	0.00	0.00	2,250.00	6.48
BWM Legal/Accounting Assistance	0.00	0.00	352.00	1.01
BWM Office Expense	0.00	0.00	50.50	0.15
BWM Snow Removal	0.00	0.00	0.00	0.00
Total Bridgewood Manor HOA	3,962.14	47.74	17,051.54	49.12
Property Management				
Management Fee	545.00	6.57	2,180.00	6.28
Total Property Management	545.00	6.57	2,180.00	6.28
Total Operating Expense	4,507.14	54.30	19,231.54	55.40
NOI - Net Operating Income	3,792.86	45.70	15,484.51	44.60
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.47	0.01	1.78	0.01
Total Other Income	0.47	0.01	1.78	0.01
Net Other Income	0.47	0.01	1.78	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	8,300.47	100.01	34,717.83	100.01
Total Expense	4,507.14	54.30	19,231.54	55.40
Net Income	<u>3,793.33</u>	<u>45.70</u>	<u>15,486.29</u>	<u>44.61</u>