

## Balance Sheet

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

As of: 01/31/2026

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	9,300.25
Savings/Reserve Account	26,679.12
<b>Total Cash</b>	<b>35,979.37</b>
<b>TOTAL ASSETS</b>	<b>35,979.37</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,608.00
<b>Total Liabilities</b>	<b>2,608.00</b>
<b>Capital</b>	
Retained Earnings	18,462.23
Calculated Retained Earnings	1,878.18
Calculated Prior Years Retained Earnings	13,030.96
<b>Total Capital</b>	<b>33,371.37</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>35,979.37</b>

# Income Statement

Welch Randall

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

As of: Jan 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	6,930.00	92.34	6,930.00	92.34
HOA Reinvestment Fee / Transfer Fee	250.00	3.33	250.00	3.33
Fine & Violation	310.00	4.13	310.00	4.13
Late Fee	15.00	0.20	15.00	0.20
<b>Total Operating Income</b>	<b>7,505.00</b>	<b>100.00</b>	<b>7,505.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Bridgewood Manor HOA</b>				
BWM - Water	2,965.42	39.51	2,965.42	39.51
BWM Insurance	0.00	0.00	0.00	0.00
BWM Trash Removal	439.41	5.85	439.41	5.85
BWM Electricity	12.41	0.17	12.41	0.17
BWM Maintenance	1,665.00	22.19	1,665.00	22.19
BWM Snow Removal	0.00	0.00	0.00	0.00
<b>Total Bridgewood Manor HOA</b>	<b>5,082.24</b>	<b>67.72</b>	<b>5,082.24</b>	<b>67.72</b>
<b>Property Management</b>				
Management Fee	545.00	7.26	545.00	7.26
<b>Total Property Management</b>	<b>545.00</b>	<b>7.26</b>	<b>545.00</b>	<b>7.26</b>
<b>Total Operating Expense</b>	<b>5,627.24</b>	<b>74.98</b>	<b>5,627.24</b>	<b>74.98</b>
<b>NOI - Net Operating Income</b>	<b>1,877.76</b>	<b>25.02</b>	<b>1,877.76</b>	<b>25.02</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.42	0.01	0.42	0.01
<b>Total Other Income</b>	<b>0.42</b>	<b>0.01</b>	<b>0.42</b>	<b>0.01</b>
<b>Net Other Income</b>	<b>0.42</b>	<b>0.01</b>	<b>0.42</b>	<b>0.01</b>
Total Income	7,505.42	100.01	7,505.42	100.01
Total Expense	5,627.24	74.98	5,627.24	74.98
<b>Net Income</b>	<b>1,878.18</b>	<b>25.03</b>	<b>1,878.18</b>	<b>25.03</b>