

## Balance Sheet

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

As of: 06/30/2026

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                  | 18,076.91        |
| Savings/Reserve Account                  | 31,681.48        |
| <b>Total Cash</b>                        | <b>49,758.39</b> |
| <b>TOTAL ASSETS</b>                      | <b>49,758.39</b> |
| <br>                                     |                  |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 3,885.00         |
| <b>Total Liabilities</b>                 | <b>3,885.00</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 18,462.23        |
| Calculated Retained Earnings             | 14,380.20        |
| Calculated Prior Years Retained Earnings | 13,030.96        |
| <b>Total Capital</b>                     | <b>45,873.39</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>49,758.39</b> |

## Income Statement

Welch Randall LLC

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

As of: Jun 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                      | 8,535.00         | 99.66               | 50,077.00         | 97.79                  |
| HOA Reinvestment Fee / Transfer Fee   | 0.00             | 0.00                | 250.00            | 0.49                   |
| Fine & Violation                      | 0.00             | 0.00                | 510.00            | 1.00                   |
| Interest Income                       | 29.25            | 0.34                | 195.30            | 0.38                   |
| NSF Fees Collected                    | 0.00             | 0.00                | 40.00             | 0.08                   |
| Late Fee                              | 0.00             | 0.00                | 135.00            | 0.26                   |
| <b>Total Operating Income</b>         | <b>8,564.25</b>  | <b>100.00</b>       | <b>51,207.30</b>  | <b>100.00</b>          |
| <b>Expense</b>                        |                  |                     |                   |                        |
| <b>Bridgewood Manor HOA</b>           |                  |                     |                   |                        |
| BWM - Water                           | 3,057.48         | 35.70               | 18,492.82         | 36.11                  |
| BWM Insurance                         | 514.14           | 6.00                | 726.54            | 1.42                   |
| BWM Trash Removal                     | 439.41           | 5.13                | 2,636.46          | 5.15                   |
| BWM Electricity                       | 35.54            | 0.41                | 106.70            | 0.21                   |
| BWM Maintenance                       | 6,266.66         | 73.17               | 11,048.11         | 21.58                  |
| BWM Legal/ Accounting Assistance      | 0.00             | 0.00                | 352.00            | 0.69                   |
| BWM Office Expense                    | 0.00             | 0.00                | 197.25            | 0.39                   |
| BWM Snow Removal                      | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Bridgewood Manor HOA</b>     | <b>10,313.23</b> | <b>120.42</b>       | <b>33,559.88</b>  | <b>65.54</b>           |
| <b>Property Management</b>            |                  |                     |                   |                        |
| Management Fee                        | 545.00           | 6.36                | 3,270.00          | 6.39                   |
| <b>Total Property Management</b>      | <b>545.00</b>    | <b>6.36</b>         | <b>3,270.00</b>   | <b>6.39</b>            |
| <b>Total Operating Expense</b>        | <b>10,858.23</b> | <b>126.79</b>       | <b>36,829.88</b>  | <b>71.92</b>           |
| <b>NOI - Net Operating Income</b>     | <b>-2,293.98</b> | <b>-26.79</b>       | <b>14,377.42</b>  | <b>28.08</b>           |
| <b>Other Income &amp; Expense</b>     |                  |                     |                   |                        |
| <b>Other Income</b>                   |                  |                     |                   |                        |
| Interest on Bank Accounts             | 0.53             | 0.01                | 2.78              | 0.01                   |
| <b>Total Other Income</b>             | <b>0.53</b>      | <b>0.01</b>         | <b>2.78</b>       | <b>0.01</b>            |
| <b>Net Other Income</b>               | <b>0.53</b>      | <b>0.01</b>         | <b>2.78</b>       | <b>0.01</b>            |

Income Statement

| Account Name  | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|----------------|---------------------|-------------------|------------------------|
| Total Income  | 8,564.78       | 100.01              | 51,210.08         | 100.01                 |
| Total Expense | 10,858.23      | 126.79              | 36,829.88         | 71.92                  |
| Net Income    | -2,293.45      | -26.78              | 14,380.20         | 28.08                  |