

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,540.89
Savings/Reserve Account	30,680.95
Total Cash	51,221.84
TOTAL ASSETS	51,221.84
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,055.00
Total Liabilities	3,055.00
Capital	
Retained Earnings	18,462.23
Calculated Retained Earnings	16,673.65
Calculated Prior Years Retained Earnings	13,030.96
Total Capital	48,166.84
TOTAL LIABILITIES & CAPITAL	51,221.84

Income Statement

Welch Randall LLC

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

As of: May 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	7,442.00	95.94	41,542.00	97.42
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	250.00	0.59
Fine & Violation	300.00	3.87	510.00	1.20
Interest Income	0.00	0.00	166.05	0.39
NSF Fees Collected	0.00	0.00	40.00	0.09
Late Fee	15.00	0.19	135.00	0.32
Total Operating Income	7,757.00	100.00	42,643.05	100.00
Expense				
Bridgewood Manor HOA				
BWM - Water	3,057.48	39.42	15,435.34	36.20
BWM Insurance	0.00	0.00	212.40	0.50
BWM Trash Removal	439.41	5.66	2,197.05	5.15
BWM Electricity	20.02	0.26	71.16	0.17
BWM Maintenance	2,531.45	32.63	4,781.45	11.21
BWM Legal/ Accounting Assistance	0.00	0.00	352.00	0.83
BWM Office Expense	146.75	1.89	197.25	0.46
BWM Snow Removal	0.00	0.00	0.00	0.00
Total Bridgewood Manor HOA	6,195.11	79.86	23,246.65	54.51
Property Management				
Management Fee	545.00	7.03	2,725.00	6.39
Total Property Management	545.00	7.03	2,725.00	6.39
Total Operating Expense	6,740.11	86.89	25,971.65	60.90
NOI - Net Operating Income	1,016.89	13.11	16,671.40	39.10
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.47	0.01	2.25	0.01
Total Other Income	0.47	0.01	2.25	0.01
Net Other Income	0.47	0.01	2.25	0.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	7,757.47	100.01	42,645.30	100.01
Total Expense	6,740.11	86.89	25,971.65	60.90
Net Income	1,017.36	13.12	16,673.65	39.10