Balance Sheet

Properties: Berkley Manor Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
As of: 08/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	71,116.89
Savings/Reserve Account	44,003.54
Total Cash	**115,120.43**
TOTAL ASSETS	**115,120.43**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,009.82
Total Liabilities	**1,009.82**
Capital	
Retained Earnings	88,322.87
Calculated Retained Earnings	11,629.44
Calculated Prior Years Retained Earnings	14,158.30
Total Capital	**114,110.61**
TOTAL LIABILITIES & CAPITAL	**115,120.43**

Income Statement

Welch Randall LLC

Properties: Berkley Manor Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Aug 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	6,290.18	99.45	48,558.88	99.42
Interest Income	0.00	0.00	67.30	0.14
Late Fee	34.50	0.55	216.28	0.44
Total Operating Income	**6,324.68**	**100.00**	**48,842.46**	**100.00**
Expense				
Monthly Software Fee	15.12	0.24	120.96	0.25
Property Management				
Management Fee	450.00	7.11	3,600.00	7.37
Total Property Management	**450.00**	**7.11**	**3,600.00**	**7.37**
Berkley Manor HOA Expense				
BKM- Common Electricity	59.41	0.94	507.29	1.04
BKM- Water, Sewer, Storm	1,464.14	23.15	7,318.16	14.98
BKM- Insurance	580.05	9.17	5,500.63	11.26
BKM- Recycling Services	0.00	0.00	1,219.23	2.50
BKM- Garbage Service	522.41	8.26	4,098.74	8.39
BKM- Culligan/Salt Services	0.00	0.00	322.17	0.66
BKM- Gas Service	111.18	1.76	1,391.12	2.85
BKM- Landscaping	1,034.00	16.35	4,401.00	9.01
BKM- Alarm Monitoring	0.00	0.00	239.70	0.49
BKM- Common Cleaning	0.00	0.00	2,798.00	5.73
BKM- Building Maintenance	0.00	0.00	3,895.92	7.98
BKM- Plumbing Repairs	-2,807.70	-44.39	7,339.22	15.03
BKM- Legal Fees	140.00	2.21	2,338.00	4.79
BKM- Pest Control	0.00	0.00	450.00	0.92
Total Berkley Manor HOA Expense	**1,103.49**	**17.45**	**41,819.18**	**85.62**
Total Operating Expense	**1,568.61**	**24.80**	**45,540.14**	**93.24**
NOI - Net Operating Income	**4,756.07**	**75.20**	**3,302.32**	**6.76**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	8,100.00	16.58
Interest on Bank Accounts	26.11	0.41	227.12	0.47
Total Other Income	**26.11**	**0.41**	**8,327.12**	**17.05**
Net Other Income	**26.11**	**0.41**	**8,327.12**	**17.05**
Total Income	6,350.79	100.41	57,169.58	117.05
Total Expense	1,568.61	24.80	45,540.14	93.24
Net Income	**4,782.18**	**75.61**	**11,629.44**	**23.81**