Balance Sheet

Properties: Berkley Manor Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
As of: 07/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	66,444.62
Savings/Reserve Account	43,783.81
Total Cash	**110,228.43**
TOTAL ASSETS	**110,228.43**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	900.00
Total Liabilities	**900.00**
Capital	
Retained Earnings	88,322.87
Calculated Retained Earnings	6,847.26
Calculated Prior Years Retained Earnings	14,158.30
Total Capital	**109,328.43**
TOTAL LIABILITIES & CAPITAL	**110,228.43**

Income Statement

Welch Randall LLC

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

As of: Jul 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	6,084.82	100.00	42,268.70	99.41
Interest Income	0.00	0.00	67.30	0.16
Late Fee	0.00	0.00	181.78	0.43
Total Operating Income	**6,084.82**	**100.00**	**42,517.78**	**100.00**
Expense				
Monthly Software Fee	15.12	0.25	105.84	0.25
Property Management				
Management Fee	450.00	7.40	3,150.00	7.41
Total Property Management	**450.00**	**7.40**	**3,150.00**	**7.41**
Berkley Manor HOA Expense				
BKM- Common Electricity	61.09	1.00	447.88	1.05
BKM- Water, Sewer, Storm	984.38	16.18	5,854.02	13.77
BKM- Insurance	580.05	9.53	4,920.58	11.57
BKM- Recycling Services	200.70	3.30	1,219.23	2.87
BKM- Garbage Service	531.03	8.73	3,576.33	8.41
BKM- Culligan/Salt Services	0.00	0.00	322.17	0.76
BKM- Gas Service	69.76	1.15	1,279.94	3.01
BKM- Landscaping	592.00	9.73	3,367.00	7.92
BKM- Alarm Monitoring	0.00	0.00	239.70	0.56
BKM- Common Cleaning	1,020.00	16.76	2,798.00	6.58
BKM- Building Maintenance	35.12	0.58	3,895.92	9.16
BKM- Plumbing Repairs	6,996.70	114.99	10,146.92	23.87
BKM- Legal Fees	0.00	0.00	2,198.00	5.17
BKM- Pest Control	0.00	0.00	450.00	1.06
Total Berkley Manor HOA Expense	**11,070.83**	**181.94**	**40,715.69**	**95.76**
Total Operating Expense	**11,535.95**	**189.59**	**43,971.53**	**103.42**
NOI - Net Operating Income	**-5,451.13**	**-89.59**	**-1,453.75**	**-3.42**

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	235.18	3.87	8,100.00	19.05
Interest on Bank Accounts	29.55	0.49	201.01	0.47
Total Other Income	**264.73**	**4.35**	**8,301.01**	**19.52**
Net Other Income	**264.73**	**4.35**	**8,301.01**	**19.52**
Total Income	6,349.55	104.35	50,818.79	119.52
Total Expense	11,535.95	189.59	43,971.53	103.42
Net Income	**-5,186.40**	**-85.24**	**6,847.26**	**16.10**