Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	72,094.19
Savings/Reserve Account	43,560.64
Total Cash	**115,654.83**
TOTAL ASSETS	**115,654.83**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,140.00
Total Liabilities	**1,140.00**
Capital	
Retained Earnings	88,322.87
Calculated Retained Earnings	12,033.66
Calculated Prior Years Retained Earnings	14,158.30
Total Capital	**114,514.83**
TOTAL LIABILITIES & CAPITAL	**115,654.83**

Income Statement

Welch Randall LLC

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

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
Operating Income & Expense				
Income				
Association Dues	7,015.73	97.76	36,183.88	99.32
Interest Income	31.06	0.43	67.30	0.18
Late Fee	130.03	1.81	181.78	0.50
Total Operating Income	**7,176.82**	**100.00**	**36,432.96**	**100.00**
Expense				
Monthly Software Fee	15.12	0.21	90.72	0.25
Property Management				
Management Fee	450.00	6.27	2,700.00	7.41
Total Property Management	**450.00**	**6.27**	**2,700.00**	**7.41**
Berkley Manor HOA Expense				
BKM- Common Electricity	62.13	0.87	386.79	1.06
BKM- Water, Sewer, Storm	994.28	13.85	4,869.64	13.37
BKM- Insurance	580.05	8.08	4,340.53	11.91
BKM- Recycling Services	166.32	2.32	1,018.53	2.80
BKM- Garbage Service	540.75	7.53	3,045.30	8.36
BKM- Culligan/Salt Services	0.00	0.00	322.17	0.88
BKM- Gas Service	0.00	0.00	1,210.18	3.32
BKM- Landscaping	517.00	7.20	2,775.00	7.62
BKM- Alarm Monitoring	119.85	1.67	239.70	0.66
BKM- Common Cleaning	0.00	0.00	1,778.00	4.88
BKM- Building Maintenance	0.00	0.00	3,860.80	10.60
BKM- Plumbing Repairs	0.00	0.00	3,150.22	8.65
BKM- Legal Fees	1,120.00	15.61	2,198.00	6.03
BKM- Pest Control	0.00	0.00	450.00	1.24
Total Berkley Manor HOA Expense	**4,100.38**	**57.13**	**29,644.86**	**81.37**
Total Operating Expense	**4,565.50**	**63.61**	**32,435.58**	**89.03**
NOI - Net Operating Income	**2,611.32**	**36.39**	**3,997.38**	**10.97**

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	2,355.00	32.81	7,864.82	21.59
Interest on Bank Accounts	26.73	0.37	171.46	0.47
Total Other Income	**2,381.73**	**33.19**	**8,036.28**	**22.06**
Net Other Income	**2,381.73**	**33.19**	**8,036.28**	**22.06**
Total Income	9,558.55	133.19	44,469.24	122.06
Total Expense	4,565.50	63.61	32,435.58	89.03
Net Income	**4,993.05**	**69.57**	**12,033.66**	**33.03**