Balance Sheet

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

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	66,526.49
Savings/Reserve Account	43,340.29
Total Cash	**109,866.78**
TOTAL ASSETS	**109,866.78**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	345.00
Total Liabilities	**345.00**
Capital	
Retained Earnings	88,322.87
Calculated Retained Earnings	7,040.61
Calculated Prior Years Retained Earnings	14,158.30
Total Capital	**109,521.78**
TOTAL LIABILITIES & CAPITAL	**109,866.78**

Income Statement

Welch Randall LLC

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

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	5,865.00	99.91	29,168.15	99.70
Interest Income	5.18	0.09	36.24	0.12
Late Fee	0.00	0.00	51.75	0.18
Total Operating Income	**5,870.18**	**100.00**	**29,256.14**	**100.00**
Expense				
Monthly Software Fee	15.12	0.26	75.60	0.26
Property Management				
Management Fee	450.00	7.67	2,250.00	7.69
Total Property Management	**450.00**	**7.67**	**2,250.00**	**7.69**
Berkley Manor HOA Expense				
BKM- Common Electricity	60.13	1.02	324.66	1.11
BKM- Water, Sewer, Storm	915.07	15.59	3,875.36	13.25
BKM- Insurance	580.05	9.88	3,760.48	12.85
BKM- Recycling Services	199.80	3.40	852.21	2.91
BKM- Garbage Service	536.58	9.14	2,504.55	8.56
BKM- Culligan/Salt Services	0.00	0.00	322.17	1.10
BKM- Gas Service	362.18	6.17	1,210.18	4.14
BKM- Landscaping	0.00	0.00	2,258.00	7.72
BKM- Alarm Monitoring	0.00	0.00	119.85	0.41
BKM- Common Cleaning	418.00	7.12	1,778.00	6.08
BKM- Building Maintenance	56.00	0.95	3,860.80	13.20
BKM- Plumbing Repairs	0.00	0.00	3,150.22	10.77
BKM- Legal Fees	0.00	0.00	1,078.00	3.68
BKM- Pest Control	450.00	7.67	450.00	1.54
Total Berkley Manor HOA Expense	**3,577.81**	**60.95**	**25,544.48**	**87.31**
Total Operating Expense	**4,042.93**	**68.87**	**27,870.08**	**95.26**
NOI - Net Operating Income	**1,827.25**	**31.13**	**1,386.06**	**4.74**

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	5,509.82	93.86	5,509.82	18.83
Interest on Bank Accounts	27.51	0.47	144.73	0.49
Total Other Income	**5,537.33**	**94.33**	**5,654.55**	**19.33**
Net Other Income	**5,537.33**	**94.33**	**5,654.55**	**19.33**
Total Income	11,407.51	194.33	34,910.69	119.33
Total Expense	4,042.93	68.87	27,870.08	95.26
Net Income	**7,364.58**	**125.46**	**7,040.61**	**24.07**