Balance Sheet

Properties: Berkley Manor Homeowners Association - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405
As of: 10/31/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	96,875.57
Savings/Reserve Account	100.01
Total Cash	**96,975.58**
TOTAL ASSETS	**96,975.58**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,917.97
Total Liabilities	**1,917.97**
Capital	
Retained Earnings	88,321.89
Calculated Retained Earnings	6,735.72
Total Capital	**95,057.61**
TOTAL LIABILITIES & CAPITAL	**96,975.58**

Income Statement

Welch Randall

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

As of: Oct 2025

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	17,657.93	100.00	17,657.93	100.00
Total Operating Income	**17,657.93**	**100.00**	**17,657.93**	**100.00**
Expense				
Monthly Software Fee	45.36	0.26	45.36	0.26
Property Management				
Management Fee	1,350.00	7.65	1,350.00	7.65
Total Property Management	**1,350.00**	**7.65**	**1,350.00**	**7.65**
Start Up Fee Expense	450.00	2.55	450.00	2.55
Berkley Manor HOA Expense				
BKM- Common Electricity	240.38	1.36	240.38	1.36
BKM- Water, Sewer, Storm	2,377.52	13.46	2,377.52	13.46
BKM- Insurance	1,296.54	7.34	1,296.54	7.34
BKM- Recycling Services	467.78	2.65	467.78	2.65
BKM- Garbage Service	1,502.83	8.51	1,502.83	8.51
BKM- Culligan/Salt Services	311.09	1.76	311.09	1.76
BKM- Gas Service	449.87	2.55	449.87	2.55
BKM- Landscaping	1,801.00	10.20	1,801.00	10.20
BKM- Alarm Monitoring	119.85	0.68	119.85	0.68
BKM- Common Cleaning	510.00	2.89	510.00	2.89
Total Berkley Manor HOA Expense	**9,076.86**	**51.40**	**9,076.86**	**51.40**
Total Operating Expense	**10,922.22**	**61.85**	**10,922.22**	**61.85**
NOI - Net Operating Income	**6,735.71**	**38.15**	**6,735.71**	**38.15**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.01	0.00	0.01	0.00
Total Other Income	**0.01**	**0.00**	**0.01**	**0.00**
Net Other Income	**0.01**	**0.00**	**0.01**	**0.00**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	17,657.94	100.00	17,657.94	100.00
Total Expense	10,922.22	61.85	10,922.22	61.85
Net Income	6,735.72	38.15	6,735.72	38.15