

## Balance Sheet

**Properties:** Eden Center Condominium Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

**As of:** 09/30/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	20,079.43
Savings/Reserve Account	2,752.51
<b>Total Cash</b>	<b>22,831.94</b>
<b>TOTAL ASSETS</b>	<b>22,831.94</b>
 <b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,292.30
<b>Total Liabilities</b>	<b>1,292.30</b>
<b>Capital</b>	
Retained Earnings	5,374.17
Calculated Retained Earnings	14,342.78
Calculated Prior Years Retained Earnings	1,822.69
<b>Total Capital</b>	<b>21,539.64</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>22,831.94</b>

## Income Statement

Welch Randall

Properties: Eden Center Condominium Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Sep 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	4,361.50	99.32	29,425.50	99.09
ECC- Dumpster Income	30.00	0.68	270.00	0.91
<b>Total Operating Income</b>	<b>4,391.50</b>	<b>100.00</b>	<b>29,695.50</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eden Center Condos HOA Expense</b>				
ECC- Trash Removal	833.49	18.98	6,940.54	23.37
ECC- Water	150.00	3.42	1,230.00	4.14
ECC- Electricity	24.93	0.57	254.74	0.86
ECC- Insurance	610.75	13.91	5,496.75	18.51
ECC- Snow Removal	0.00	0.00	5,060.00	17.04
ECC- Landscaping	420.00	9.56	3,473.26	11.70
ECC- Reimbursement	0.00	0.00	140.00	0.47
ECC- Taxes & Accounting	0.00	0.00	325.00	1.09
ECC- Common Area Maintenance	0.00	0.00	354.43	1.19
<b>Total Eden Center Condos HOA Expense</b>	<b>2,039.17</b>	<b>46.43</b>	<b>23,274.72</b>	<b>78.38</b>
<b>Property Management</b>				
Management Fee	400.00	9.11	3,600.00	12.12
<b>Total Property Management</b>	<b>400.00</b>	<b>9.11</b>	<b>3,600.00</b>	<b>12.12</b>
<b>Total Operating Expense</b>	<b>2,439.17</b>	<b>55.54</b>	<b>26,874.72</b>	<b>90.50</b>
<b>NOI - Net Operating Income</b>	<b>1,952.33</b>	<b>44.46</b>	<b>2,820.78</b>	<b>9.50</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	7,884.00	179.53	11,501.40	38.73
Interest on Bank Accounts	2.19	0.05	20.60	0.07
<b>Total Other Income</b>	<b>7,886.19</b>	<b>179.58</b>	<b>11,522.00</b>	<b>38.80</b>
<b>Net Other Income</b>	<b>7,886.19</b>	<b>179.58</b>	<b>11,522.00</b>	<b>38.80</b>
<b>Total Income</b>	<b>12,277.69</b>	<b>279.58</b>	<b>41,217.50</b>	<b>138.80</b>
<b>Total Expense</b>	<b>2,439.17</b>	<b>55.54</b>	<b>26,874.72</b>	<b>90.50</b>

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	9,838.52	224.04	14,342.78	48.30