

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

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
Operating Income & Expense				
Income				
Association Dues	4,361.50	99.32	29,425.50	99.09
ECC- Dumpster Income	30.00	0.68	270.00	0.91
Total Operating Income	4,391.50	100.00	29,695.50	100.00
Expense				
Eden Center Condos HOA Expense				
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
Total Eden Center Condos HOA Expense	2,039.17	46.43	23,274.72	78.38
Property Management				
Management Fee	400.00	9.11	3,600.00	12.12
Total Property Management	400.00	9.11	3,600.00	12.12
Total Operating Expense	2,439.17	55.54	26,874.72	90.50
NOI - Net Operating Income	1,952.33	44.46	2,820.78	9.50
Other Income & Expense				
Other Income				
Special Assessment	7,884.00	179.53	11,501.40	38.73
Interest on Bank Accounts	2.19	0.05	20.60	0.07
Total Other Income	7,886.19	179.58	11,522.00	38.80
Net Other Income	7,886.19	179.58	11,522.00	38.80
Total Income	12,277.69	279.58	41,217.50	138.80
Total Expense	2,439.17	55.54	26,874.72	90.50

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