

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,069.75
Savings/Reserve Account	2,753.13
Total Cash	19,822.88
TOTAL ASSETS	19,822.88
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	872.30
Total Liabilities	872.30
Capital	
Retained Earnings	5,374.17
Calculated Retained Earnings	-4,158.95
Calculated Prior Years Retained Earnings	17,735.36
Total Capital	18,950.58
TOTAL LIABILITIES & CAPITAL	19,822.88

Income Statement

Welch Randall LLC

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

As of: Aug 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	2,516.80	98.82	23,985.00	99.13
ECC- Dumpster Income	30.00	1.18	210.00	0.87
Total Operating Income	2,546.80	100.00	24,195.00	100.00
Expense				
Eden Center Condos HOA Expense				
ECC- Trash Removal	1,222.20	47.99	7,683.79	31.76
ECC- Water	151.50	5.95	1,206.00	4.98
ECC- Electricity	56.62	2.22	427.32	1.77
ECC- Insurance	682.42	26.80	5,459.35	22.56
ECC- Snow Removal	0.00	0.00	1,518.00	6.27
ECC- Landscaping	525.00	20.61	2,950.00	12.19
ECC- Reimbursement	0.00	0.00	124.00	0.51
ECC- Taxes & Accounting	0.00	0.00	350.00	1.45
ECC- Common Area Maintenance	0.00	0.00	7,948.27	32.85
Total Eden Center Condos HOA Expense	2,637.74	103.57	27,666.73	114.35
Property Management				
Management Fee	400.00	15.71	3,200.00	13.23
Total Property Management	400.00	15.71	3,200.00	13.23
Total Operating Expense	3,037.74	119.28	30,866.73	127.57
NOI - Net Operating Income	-490.94	-19.28	-6,671.73	-27.57
Other Income & Expense				
Other Income				
Special Assessment	450.40	17.68	2,512.60	10.38
Interest on Bank Accounts	0.02	0.00	0.18	0.00
Total Other Income	450.42	17.69	2,512.78	10.39
Net Other Income	450.42	17.69	2,512.78	10.39
Total Income	2,997.22	117.69	26,707.78	110.39
Total Expense	3,037.74	119.28	30,866.73	127.57

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-40.52	-1.59	-4,158.95	-17.19