

## Balance Sheet

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

**As of:** 06/30/2026

**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                  | 25,677.91        |
| Savings/Reserve Account                  | 2,753.09         |
| <b>Total Cash</b>                        | <b>28,431.00</b> |
| <b>TOTAL ASSETS</b>                      | <b>28,431.00</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 326.30           |
| <b>Total Liabilities</b>                 | <b>326.30</b>    |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 5,374.17         |
| Calculated Retained Earnings             | 4,995.17         |
| Calculated Prior Years Retained Earnings | 17,735.36        |
| <b>Total Capital</b>                     | <b>28,104.70</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>28,431.00</b> |

## Income Statement

Welch Randall LLC

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

As of: Jun 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 |
|---------------------------------------------|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>       |                 |                     |                   |                        |
| <b>Income</b>                               |                 |                     |                   |                        |
| Association Dues                            | 2,723.50        | 98.91               | 19,071.00         | 99.06                  |
| ECC- Dumpster Income                        | 30.00           | 1.09                | 180.00            | 0.94                   |
| <b>Total Operating Income</b>               | <b>2,753.50</b> | <b>100.00</b>       | <b>19,251.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                              |                 |                     |                   |                        |
| <b>Eden Center Condos HOA Expense</b>       |                 |                     |                   |                        |
| ECC- Trash Removal                          | 1,003.21        | 36.43               | 5,421.82          | 28.16                  |
| ECC- Water                                  | 151.50          | 5.50                | 903.00            | 4.69                   |
| ECC- Electricity                            | 52.19           | 1.90                | 309.72            | 1.61                   |
| ECC- Insurance                              | 682.42          | 24.78               | 4,094.51          | 21.27                  |
| ECC- Snow Removal                           | 0.00            | 0.00                | 1,518.00          | 7.89                   |
| ECC- Landscaping                            | 0.00            | 0.00                | 520.00            | 2.70                   |
| ECC- Reimbursement                          | 0.00            | 0.00                | 124.00            | 0.64                   |
| ECC- Taxes & Accounting                     | 0.00            | 0.00                | 350.00            | 1.82                   |
| ECC- Common Area Maintenance                | 0.00            | 0.00                | 77.12             | 0.40                   |
| <b>Total Eden Center Condos HOA Expense</b> | <b>1,889.32</b> | <b>68.62</b>        | <b>13,318.17</b>  | <b>69.18</b>           |
| <b>Property Management</b>                  |                 |                     |                   |                        |
| Management Fee                              | 400.00          | 14.53               | 2,400.00          | 12.47                  |
| <b>Total Property Management</b>            | <b>400.00</b>   | <b>14.53</b>        | <b>2,400.00</b>   | <b>12.47</b>           |
| <b>Total Operating Expense</b>              | <b>2,289.32</b> | <b>83.14</b>        | <b>15,718.17</b>  | <b>81.65</b>           |
| <b>NOI - Net Operating Income</b>           | <b>464.18</b>   | <b>16.86</b>        | <b>3,532.83</b>   | <b>18.35</b>           |
| <b>Other Income &amp; Expense</b>           |                 |                     |                   |                        |
| <b>Other Income</b>                         |                 |                     |                   |                        |
| Special Assessment                          | 243.70          | 8.85                | 1,462.20          | 7.60                   |
| Interest on Bank Accounts                   | 0.02            | 0.00                | 0.14              | 0.00                   |
| <b>Total Other Income</b>                   | <b>243.72</b>   | <b>8.85</b>         | <b>1,462.34</b>   | <b>7.60</b>            |
| <b>Net Other Income</b>                     | <b>243.72</b>   | <b>8.85</b>         | <b>1,462.34</b>   | <b>7.60</b>            |
| <b>Total Income</b>                         | <b>2,997.22</b> | <b>108.85</b>       | <b>20,713.34</b>  | <b>107.60</b>          |
| <b>Total Expense</b>                        | <b>2,289.32</b> | <b>83.14</b>        | <b>15,718.17</b>  | <b>81.65</b>           |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--------------|----------------|---------------------|-------------------|------------------------|
| Net Income   | 707.90         | 25.71               | 4,995.17          | 25.95                  |