

## Balance Sheet

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

**As of:** 02/28/2023

**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	891.11
Savings/Reserve Account	2,615.88
<b>Total Cash</b>	<b>3,506.99</b>
<b>TOTAL ASSETS</b>	<b>3,506.99</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	350.00
<b>Total Liabilities</b>	<b>350.00</b>
<b>Capital</b>	
Retained Earnings	5,374.17
Calculated Retained Earnings	-2,217.18
<b>Total Capital</b>	<b>3,156.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>3,506.99</b>

## Income Statement

Welch Randall

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

As of: Feb 2023

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	2,304.00	97.46	3,072.00	98.08
ECC- Dumpster Income	60.00	2.54	60.00	1.92
<b>Total Operating Income</b>	<b>2,364.00</b>	<b>100.00</b>	<b>3,132.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eden Center Condos HOA Expense</b>				
ECC- Trash Removal	470.63	19.91	852.25	27.21
ECC- Water	0.00	0.00	100.00	3.19
ECC- Electricity	0.00	0.00	29.40	0.94
ECC- Insurance	447.58	18.93	447.58	14.29
ECC- Snow Removal	2,720.00	115.06	2,720.00	86.85
<b>Total Eden Center Condos HOA Expense</b>	<b>3,638.21</b>	<b>153.90</b>	<b>4,149.23</b>	<b>132.48</b>
<b>Property Management</b>				
Management Fee	800.00	33.84	800.00	25.54
<b>Total Property Management</b>	<b>800.00</b>	<b>33.84</b>	<b>800.00</b>	<b>25.54</b>
Start Up Fee Expense	400.00	16.92	400.00	12.77
<b>Total Operating Expense</b>	<b>4,838.21</b>	<b>204.66</b>	<b>5,349.23</b>	<b>170.79</b>
<b>NOI - Net Operating Income</b>	<b>-2,474.21</b>	<b>-104.66</b>	<b>-2,217.23</b>	<b>-70.79</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.05	0.00	0.05	0.00
<b>Total Other Income</b>	<b>0.05</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.05</b>	<b>0.00</b>	<b>0.05</b>	<b>0.00</b>
Total Income	2,364.05	100.00	3,132.05	100.00
Total Expense	4,838.21	204.66	5,349.23	170.79
<b>Net Income</b>	<b>-2,474.16</b>	<b>-104.66</b>	<b>-2,217.18</b>	<b>-70.79</b>