

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 807.83 |
| Savings/Reserve Account | 2,617.53 |
| Total Cash | 3,425.36 |
| TOTAL ASSETS | 3,425.36 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 5,070.00 |
| Total Liabilities | 5,070.00 |
| Capital | |
| Retained Earnings | 5,374.17 |
| Calculated Retained Earnings | -7,018.81 |
| Total Capital | -1,644.64 |
| TOTAL LIABILITIES & CAPITAL | 3,425.36 |

Income Statement

Welch Randall

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

As of: Jun 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 |
|---|------------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 2,095.00 | 98.59 | 11,452.00 | 98.45 |
| ECC- Dumpster Income | 30.00 | 1.41 | 180.00 | 1.55 |
| Total Operating Income | 2,125.00 | 100.00 | 11,632.00 | 100.00 |
| Expense | | | | |
| Eden Center Condos HOA Expense | | | | |
| ECC- Trash Removal | 466.74 | 21.96 | 2,725.20 | 23.43 |
| ECC- Water | 100.00 | 4.71 | 550.00 | 4.73 |
| ECC- Electricity | 0.00 | 0.00 | 29.40 | 0.25 |
| ECC- Insurance | 447.59 | 21.06 | 2,542.91 | 21.86 |
| ECC- Snow Removal | 2,180.00 | 102.59 | 9,315.00 | 80.08 |
| ECC- Landscaping | 690.00 | 32.47 | 690.00 | 5.93 |
| Total Eden Center Condos HOA Expense | 3,884.33 | 182.79 | 15,852.51 | 136.28 |
| Property Management | | | | |
| Management Fee | 400.00 | 18.82 | 2,400.00 | 20.63 |
| Total Property Management | 400.00 | 18.82 | 2,400.00 | 20.63 |
| Start Up Fee Expense | 0.00 | 0.00 | 400.00 | 3.44 |
| Total Operating Expense | 4,284.33 | 201.62 | 18,652.51 | 160.36 |
| NOI - Net Operating Income | -2,159.33 | -101.62 | -7,020.51 | -60.36 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 1.48 | 0.07 | 1.70 | 0.01 |
| Total Other Income | 1.48 | 0.07 | 1.70 | 0.01 |
| Net Other Income | 1.48 | 0.07 | 1.70 | 0.01 |
| Total Income | 2,126.48 | 100.07 | 11,633.70 | 100.01 |
| Total Expense | 4,284.33 | 201.62 | 18,652.51 | 160.36 |
| Net Income | -2,157.85 | -101.55 | -7,018.81 | -60.34 |