

## Balance Sheet

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

**As of:** 10/31/2023

**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	1,482.91
Savings/Reserve Account	2,652.41
<b>Total Cash</b>	<b>4,135.32</b>
<b>TOTAL ASSETS</b>	<b>4,135.32</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,641.00
<b>Total Liabilities</b>	<b>3,641.00</b>
<b>Capital</b>	
Retained Earnings	5,374.17
Calculated Retained Earnings	-4,879.85
<b>Total Capital</b>	<b>494.32</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>4,135.32</b>

## Income Statement

Welch Randall

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

As of: Oct 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	2,515.00	98.82	21,512.00	98.62
ECC- Dumpster Income	30.00	1.18	300.00	1.38
<b>Total Operating Income</b>	<b>2,545.00</b>	<b>100.00</b>	<b>21,812.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eden Center Condos HOA Expense</b>				
ECC- Trash Removal	477.30	18.75	4,666.31	21.39
ECC- Water	130.00	5.11	1,070.00	4.91
ECC- Electricity	22.13	0.87	209.80	0.96
ECC- Insurance	494.58	19.43	4,380.26	20.08
ECC- Snow Removal	0.00	0.00	9,315.00	42.71
ECC- Landscaping	900.00	35.36	2,640.00	12.10
ECC- Reimbursement	0.00	0.00	47.06	0.22
<b>Total Eden Center Condos HOA Expense</b>	<b>2,024.01</b>	<b>79.53</b>	<b>22,328.43</b>	<b>102.37</b>
<b>Property Management</b>				
Management Fee	400.00	15.72	4,000.00	18.34
<b>Total Property Management</b>	<b>400.00</b>	<b>15.72</b>	<b>4,000.00</b>	<b>18.34</b>
Start Up Fee Expense	0.00	0.00	400.00	1.83
<b>Total Operating Expense</b>	<b>2,424.01</b>	<b>95.25</b>	<b>26,728.43</b>	<b>122.54</b>
<b>NOI - Net Operating Income</b>	<b>120.99</b>	<b>4.75</b>	<b>-4,916.43</b>	<b>-22.54</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	8.69	0.34	36.58	0.17
<b>Total Other Income</b>	<b>8.69</b>	<b>0.34</b>	<b>36.58</b>	<b>0.17</b>
<b>Net Other Income</b>	<b>8.69</b>	<b>0.34</b>	<b>36.58</b>	<b>0.17</b>
Total Income	2,553.69	100.34	21,848.58	100.17
Total Expense	2,424.01	95.25	26,728.43	122.54
<b>Net Income</b>	<b>129.68</b>	<b>5.10</b>	<b>-4,879.85</b>	<b>-22.37</b>