

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	1,591.13
Savings/Reserve Account	2,670.17
Total Cash	4,261.30
TOTAL ASSETS	4,261.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,801.00
Total Liabilities	2,801.00
Capital	
Retained Earnings	5,374.17
Calculated Retained Earnings	-3,913.87
Total Capital	1,460.30
TOTAL LIABILITIES & CAPITAL	4,261.30

Income Statement

Welch Randall

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

As of: Dec 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	2,515.00	98.82	26,542.00	98.66
ECC- Dumpster Income	30.00	1.18	360.00	1.34
Total Operating Income	2,545.00	100.00	26,902.00	100.00
Expense				
Eden Center Condos HOA Expense				
ECC- Trash Removal	609.60	23.95	5,755.48	21.39
ECC- Water	130.00	5.11	1,330.00	4.94
ECC- Electricity	22.47	0.88	253.25	0.94
ECC- Insurance	494.58	19.43	5,369.42	19.96
ECC- Snow Removal	0.00	0.00	9,315.00	34.63
ECC- Landscaping	950.00	37.33	3,590.00	13.34
ECC- Reimbursement	10.00	0.39	57.06	0.21
Total Eden Center Condos HOA Expense	2,216.65	87.10	25,670.21	95.42
Property Management				
Management Fee	400.00	15.72	4,800.00	17.84
Total Property Management	400.00	15.72	4,800.00	17.84
Start Up Fee Expense	0.00	0.00	400.00	1.49
Total Operating Expense	2,616.65	102.82	30,870.21	114.75
NOI - Net Operating Income	-71.65	-2.82	-3,968.21	-14.75
Other Income & Expense				
Other Income				
Interest on Bank Accounts	9.04	0.36	54.34	0.20
Total Other Income	9.04	0.36	54.34	0.20
Net Other Income	9.04	0.36	54.34	0.20
Total Income	2,554.04	100.36	26,956.34	100.20
Total Expense	2,616.65	102.82	30,870.21	114.75
Net Income	-62.61	-2.46	-3,913.87	-14.55