

## Balance Sheet

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

As of: 02/29/2024

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	3,023.21
Savings/Reserve Account	2,687.71
<b>Total Cash</b>	<b>5,710.92</b>
<b>TOTAL ASSETS</b>	<b>5,710.92</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,091.00
<b>Total Liabilities</b>	<b>1,091.00</b>
<b>Capital</b>	
Retained Earnings	5,374.17
Calculated Retained Earnings	1,029.62
Calculated Prior Years Retained Earnings	-1,783.87
<b>Total Capital</b>	<b>4,619.92</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>5,710.92</b>

# Income Statement

Welch Randall

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

As of: Feb 2024

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	5,805.00	99.49	7,900.00	99.25
ECC- Dumpster Income	30.00	0.51	60.00	0.75
<b>Total Operating Income</b>	<b>5,835.00</b>	<b>100.00</b>	<b>7,960.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Eden Center Condos HOA Expense</b>				
ECC- Trash Removal	589.00	10.09	1,187.64	14.92
ECC- Water	130.00	2.23	260.00	3.27
ECC- Electricity	22.40	0.38	44.12	0.55
ECC- Insurance	494.58	8.48	989.16	12.43
ECC- Snow Removal	1,610.00	27.59	1,610.00	20.23
ECC- Reimbursement	2,057.00	35.25	2,057.00	25.84
<b>Total Eden Center Condos HOA Expense</b>	<b>4,902.98</b>	<b>84.03</b>	<b>6,147.92</b>	<b>77.24</b>
<b>Property Management</b>				
Management Fee	400.00	6.86	800.00	10.05
<b>Total Property Management</b>	<b>400.00</b>	<b>6.86</b>	<b>800.00</b>	<b>10.05</b>
Start Up Fee Expense	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>5,302.98</b>	<b>90.88</b>	<b>6,947.92</b>	<b>87.29</b>
<b>NOI - Net Operating Income</b>	<b>532.02</b>	<b>9.12</b>	<b>1,012.08</b>	<b>12.71</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	8.49	0.15	17.54	0.22
<b>Total Other Income</b>	<b>8.49</b>	<b>0.15</b>	<b>17.54</b>	<b>0.22</b>
<b>Net Other Income</b>	<b>8.49</b>	<b>0.15</b>	<b>17.54</b>	<b>0.22</b>
Total Income	5,843.49	100.15	7,977.54	100.22
Total Expense	5,302.98	90.88	6,947.92	87.29
<b>Net Income</b>	<b>540.51</b>	<b>9.26</b>	<b>1,029.62</b>	<b>12.93</b>