

# Balance Sheet

Properties: Governor's Square HOA - 424 N Center Street Salt Lake City, UT 84103

As of: 04/30/2024

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	24,004.68
Savings/Reserve Account	91,354.90
<b>Total Cash</b>	<b>115,359.58</b>
<b>TOTAL ASSETS</b>	<b>115,359.58</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,217.99
<b>Total Liabilities</b>	<b>2,217.99</b>
<b>Capital</b>	
Retained Earnings	79,077.11
Calculated Retained Earnings	-3,509.58
Calculated Prior Years Retained Earnings	37,574.06
<b>Total Capital</b>	<b>113,141.59</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>115,359.58</b>

# Income Statement

Welch Randall

Properties: Governor's Square HOA - 424 N Center Street Salt Lake City, UT 84103

As of: Apr 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	8,634.00	100.00	37,110.22	99.53
NSF Fees Collected	0.00	0.00	0.00	0.00
GSA- Laundry Income	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	175.00	0.47
<b>Total Operating Income</b>	<b>8,634.00</b>	<b>100.00</b>	<b>37,285.22</b>	<b>100.00</b>
<b>Expense</b>				
<b>Governor's Square HOA Expenses</b>				
GSA- Telephone Service	69.70	0.81	273.22	0.73
GSA- Insurance	1,043.58	12.09	21,648.41	58.06
GSA- Property Maintenance	1,200.00	13.90	1,546.00	4.15
GSA- Electricity	104.62	1.21	443.96	1.19
GSA- Internet/ Cable	1,091.52	12.64	4,376.08	11.74
GSA- Gas	1,602.54	18.56	8,605.07	23.08
GSA- Water & Sewer	886.61	10.27	3,609.59	9.68
GSA- Trash	0.00	0.00	2,350.84	6.31
GSA- Legal	10.00	0.12	12.00	0.03
GSA- Supplies	0.00	0.00	99.00	0.27
GSA- Snow Removal	0.00	0.00	3,546.02	9.51
GSA- Taxes & Accounting	0.00	0.00	368.00	0.99
GSA- Common Area Cleaning Service	595.00	6.89	2,380.00	6.38
GSA- Landscape Service	185.00	2.14	185.00	0.50
GSA- Surveillance & Security	0.00	0.00	-50.00	-0.13
<b>Total Governor's Square HOA Expenses</b>	<b>6,788.57</b>	<b>78.63</b>	<b>49,393.19</b>	<b>132.47</b>
<b>Property Management</b>				
Management Fee	570.00	6.60	2,205.00	5.91
<b>Total Property Management</b>	<b>570.00</b>	<b>6.60</b>	<b>2,205.00</b>	<b>5.91</b>
<b>Total Operating Expense</b>	<b>7,358.57</b>	<b>85.23</b>	<b>51,598.19</b>	<b>138.39</b>
<b>NOI - Net Operating Income</b>	<b>1,275.43</b>	<b>14.77</b>	<b>-14,312.97</b>	<b>-38.39</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	4,150.49	48.07	10,797.49	28.96
Interest on Bank Accounts	1.56	0.02	5.90	0.02
<b>Total Other Income</b>	<b>4,152.05</b>	<b>48.09</b>	<b>10,803.39</b>	<b>28.97</b>
<b>Net Other Income</b>	<b>4,152.05</b>	<b>48.09</b>	<b>10,803.39</b>	<b>28.97</b>
Total Income	12,786.05	148.09	48,088.61	128.97
Total Expense	7,358.57	85.23	51,598.19	138.39
<b>Net Income</b>	<b>5,427.48</b>	<b>62.86</b>	<b>-3,509.58</b>	<b>-9.41</b>