

Balance Sheet

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

As of: 07/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 22,981.23 |
| Savings/Reserve Account | 94,018.32 |
| Total Cash | 116,999.55 |
| TOTAL ASSETS | 116,999.55 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 1,740.99 |
| Total Liabilities | 1,740.99 |
| Capital | |
| Retained Earnings | 79,077.11 |
| Calculated Retained Earnings | -1,392.61 |
| Calculated Prior Years Retained Earnings | 37,574.06 |
| Total Capital | 115,258.56 |
| TOTAL LIABILITIES & CAPITAL | 116,999.55 |

Income Statement

Welch Randall

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

As of: Jul 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 |
|---|------------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Association Dues | 7,891.00 | 100.00 | 61,534.22 | 99.64 |
| 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 | 225.00 | 0.36 |
| Total Operating Income | 7,891.00 | 100.00 | 61,759.22 | 100.00 |
| Expense | | | | |
| Governor's Square HOA Expenses | | | | |
| GSA- Telephone Service | 70.08 | 0.89 | 482.70 | 0.78 |
| GSA- Insurance | 1,043.58 | 13.22 | 27,679.15 | 44.82 |
| GSA- Property Maintenance | 4,206.34 | 53.31 | 5,792.33 | 9.38 |
| GSA- Electricity | 120.87 | 1.53 | 768.33 | 1.24 |
| GSA- Internet/ Cable | 1,091.52 | 13.83 | 7,650.64 | 12.39 |
| GSA- Gas | 494.21 | 6.26 | 10,886.04 | 17.63 |
| GSA- Water & Sewer | 1,449.08 | 18.36 | 6,935.50 | 11.23 |
| GSA- Trash | 755.09 | 9.57 | 5,483.45 | 8.88 |
| GSA- Legal | 0.00 | 0.00 | 12.00 | 0.02 |
| GSA- Supplies | 0.00 | 0.00 | 117.75 | 0.19 |
| GSA- Snow Removal | 0.00 | 0.00 | 3,546.02 | 5.74 |
| GSA- Taxes & Accounting | 0.00 | 0.00 | 368.00 | 0.60 |
| GSA- Common Area Cleaning Service | 647.89 | 8.21 | 4,217.89 | 6.83 |
| GSA- Landscape Service | 0.00 | 0.00 | 185.00 | 0.30 |
| GSA- Surveillance & Security | 0.00 | 0.00 | -50.00 | -0.08 |
| Total Governor's Square HOA Expenses | 9,878.66 | 125.19 | 74,074.80 | 119.94 |
| Property Management | | | | |
| Management Fee | 570.00 | 7.22 | 3,915.00 | 6.34 |
| Total Property Management | 570.00 | 7.22 | 3,915.00 | 6.34 |
| Total Operating Expense | 10,448.66 | 132.41 | 77,989.80 | 126.28 |
| NOI - Net Operating Income | -2,557.66 | -32.41 | -16,230.58 | -26.28 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-----------------|---------------------|-------------------|------------------------|
| Other Income & Expense | | | | |
| Other Income | | | | |
| Insurance Income (Other) | 0.00 | 0.00 | 0.00 | 0.00 |
| Special Assessment | 2,361.49 | 29.93 | 14,827.47 | 24.01 |
| Interest on Bank Accounts | 1.66 | 0.02 | 10.50 | 0.02 |
| Total Other Income | 2,363.15 | 29.95 | 14,837.97 | 24.03 |
| Net Other Income | 2,363.15 | 29.95 | 14,837.97 | 24.03 |
| Total Income | 10,254.15 | 129.95 | 76,597.19 | 124.03 |
| Total Expense | 10,448.66 | 132.41 | 77,989.80 | 126.28 |
| Net Income | -194.51 | -2.46 | -1,392.61 | -2.25 |