

## Balance Sheet

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

As of: 02/29/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	2,143.41
Savings/Reserve Account	60,702.99
<b>Total Cash</b>	<b>62,846.40</b>
<b>TOTAL ASSETS</b>	<b>62,846.40</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,023.32
<b>Total Liabilities</b>	<b>2,023.32</b>
<b>Capital</b>	
Retained Earnings	79,077.11
Calculated Retained Earnings	-3,384.65
Calculated Prior Years Retained Earnings	-14,869.38
<b>Total Capital</b>	<b>60,823.08</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>62,846.40</b>

# Income Statement

Welch Randall

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

As of: Feb 2020

Accounting Basis: Cash

Level of Detail: Detail View

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	8,625.37	99.42	16,531.19	98.47
NSF Fees Collected	0.00	0.00	-60.00	-0.36
GSA- Laundry Income	0.00	0.00	267.75	1.59
Late Fee	50.00	0.58	49.42	0.29
<b>Total Operating Income</b>	<b>8,675.37</b>	<b>100.00</b>	<b>16,788.36</b>	<b>100.00</b>
<b>Expense</b>				
<b>Governor's Square HOA Expenses</b>				
GSA- Telephone Service	0.00	0.00	0.00	0.00
GSA- Insurance	1,143.00	13.18	1,143.00	6.81
GSA- Property Maintenance	1,844.13	21.26	1,844.13	10.98
GSA- Electricity	204.37	2.36	409.34	2.44
GSA- Internet/ Cable	2,211.24	25.49	4,663.19	27.78
GSA- Gas	0.00	0.00	1,626.88	9.69
GSA- Water & Sewer	0.00	0.00	1,179.07	7.02
GSA- Trash	419.00	4.83	838.00	4.99
GSA- Supplies	0.00	0.00	83.24	0.50
GSA- Snow Removal	6,345.74	73.15	6,345.74	37.80
GSA- Common Area Cleaning Service	960.00	11.07	960.00	5.72
GSA- Landscape Service	0.00	0.00	190.00	1.13
<b>Total Governor's Square HOA Expenses</b>	<b>13,127.48</b>	<b>151.32</b>	<b>19,282.59</b>	<b>114.86</b>
<b>Property Management</b>				
Management Fee	450.00	5.19	900.00	5.36
<b>Total Property Management</b>	<b>450.00</b>	<b>5.19</b>	<b>900.00</b>	<b>5.36</b>
<b>Total Operating Expense</b>	<b>13,577.48</b>	<b>156.51</b>	<b>20,182.59</b>	<b>120.22</b>
<b>NOI - Net Operating Income</b>	<b>-4,902.11</b>	<b>-56.51</b>	<b>-3,394.23</b>	<b>-20.22</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	4.58	0.05	9.58	0.06
<b>Total Other Income</b>	<b>4.58</b>	<b>0.05</b>	<b>9.58</b>	<b>0.06</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Net Other Income</b>	<b>4.58</b>	<b>0.05</b>	<b>9.58</b>	<b>0.06</b>
Total Income	8,679.95	100.05	16,797.94	100.06
Total Expense	13,577.48	156.51	20,182.59	120.22
Net Income	<u>-4,897.53</u>	<u>-56.45</u>	<u>-3,384.65</u>	<u>-20.16</u>