

**Balance Sheet**

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

**As of:** 07/31/2021

**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	18,458.85
Savings/Reserve Account	81,496.65
<b>Total Cash</b>	<b>99,955.50</b>
<b>TOTAL ASSETS</b>	<b>99,955.50</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,193.32
<b>Total Liabilities</b>	<b>2,193.32</b>
<b>Capital</b>	
Retained Earnings	79,077.11
Calculated Retained Earnings	36,656.27
Calculated Prior Years Retained Earnings	-17,971.20
<b>Total Capital</b>	<b>97,762.18</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>99,955.50</b>

# Income Statement

Welch Randall

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

As of: Jul 2021

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	8,408.41	90.38	58,591.63	95.35
Maintenance and Repairs	666.00	7.16	1,256.00	2.04
NSF Fees Collected	0.00	0.00	0.00	0.00
GSA- Laundry Income	228.94	2.46	1,378.78	2.24
Late Fee	0.00	0.00	225.00	0.37
<b>Total Operating Income</b>	<b>9,303.35</b>	<b>100.00</b>	<b>61,451.41</b>	<b>100.00</b>
<b>Expense</b>				
<b>Governor's Square HOA Expenses</b>				
GSA- Telephone Service	60.39	0.65	363.66	0.59
GSA- Insurance	1,650.99	17.75	9,356.11	15.23
GSA- Property Maintenance	0.00	0.00	1,865.39	3.04
GSA- Electricity	125.92	1.35	884.31	1.44
GSA- Internet/ Cable	990.00	10.64	6,987.16	11.37
GSA- Gas	339.68	3.65	6,195.96	10.08
GSA- Water & Sewer	784.02	8.43	4,998.18	8.13
GSA- Trash	419.00	4.50	3,291.00	5.36
GSA- Legal	0.00	0.00	10.00	0.02
GSA- Supplies	0.00	0.00	-62.00	-0.10
GSA- Snow Removal	0.00	0.00	1,744.00	2.84
GSA- Taxes & Accounting	0.00	0.00	335.00	0.55
GSA- Common Area Cleaning Service	0.00	0.00	2,300.00	3.74
GSA- Landscape Service	0.00	0.00	1,385.00	2.25
GSA- Awning	0.00	0.00	2,500.00	4.07
<b>Total Governor's Square HOA Expenses</b>	<b>4,370.00</b>	<b>46.97</b>	<b>42,153.77</b>	<b>68.60</b>
<b>Property Management</b>				
Management Fee	495.00	5.32	3,465.00	5.64
<b>Total Property Management</b>	<b>495.00</b>	<b>5.32</b>	<b>3,465.00</b>	<b>5.64</b>
<b>Maintenance &amp; Repairs</b>				
Material Purchase	0.00	0.00	0.00	0.00
Restoration & Cosmetic	0.00	0.00	371.09	0.60

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Maintenance & Repairs	0.00	0.00	371.09	0.60
<b>Total Operating Expense</b>	<b>4,865.00</b>	<b>52.29</b>	<b>45,989.86</b>	<b>74.84</b>
<b>NOI - Net Operating Income</b>	<b>4,438.35</b>	<b>47.71</b>	<b>15,461.55</b>	<b>25.16</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	0.00	0.00	21,187.25	34.48
Interest on Bank Accounts	1.31	0.01	7.47	0.01
<b>Total Other Income</b>	<b>1.31</b>	<b>0.01</b>	<b>21,194.72</b>	<b>34.49</b>
<b>Net Other Income</b>	<b>1.31</b>	<b>0.01</b>	<b>21,194.72</b>	<b>34.49</b>
Total Income	9,304.66	100.01	82,646.13	134.49
Total Expense	4,865.00	52.29	45,989.86	74.84
<b>Net Income</b>	<b>4,439.66</b>	<b>47.72</b>	<b>36,656.27</b>	<b>59.65</b>