

Balance Sheet

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

As of: 09/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,218.47
Savings/Reserve Account	83,174.40
Total Cash	108,392.87
TOTAL ASSETS	108,392.87
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,956.32
Total Liabilities	1,956.32
Capital	
Retained Earnings	79,077.11
Calculated Retained Earnings	45,330.64
Calculated Prior Years Retained Earnings	-17,971.20
Total Capital	106,436.55
TOTAL LIABILITIES & CAPITAL	108,392.87

Income Statement

Welch Randall

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

As of: Sep 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
Operating Income & Expense				
Income				
Other Cash	0.00	0.00	0.00	0.00
Association Dues	9,999.20	77.05	76,312.83	92.62
Maintenance and Repairs	2,486.00	19.16	3,982.00	4.83
NSF Fees Collected	0.00	0.00	0.00	0.00
GSA- Laundry Income	491.90	3.79	1,870.68	2.27
Late Fee	0.00	0.00	225.00	0.27
Total Operating Income	12,977.10	100.00	82,390.51	100.00
Expense				
Governor's Square HOA Expenses				
GSA- Telephone Service	60.39	0.47	484.44	0.59
GSA- Insurance	2,629.08	20.26	12,681.44	15.39
GSA- Property Maintenance	299.82	2.31	2,336.21	2.84
GSA- Electricity	125.13	0.96	1,149.28	1.39
GSA- Internet/ Cable	990.00	7.63	8,967.16	10.88
GSA- Gas	330.80	2.55	6,803.34	8.26
GSA- Water & Sewer	0.00	0.00	5,799.91	7.04
GSA- Trash	572.11	4.41	4,435.22	5.38
GSA- Legal	0.00	0.00	10.00	0.01
GSA- Supplies	0.00	0.00	-52.00	-0.06
GSA- Snow Removal	0.00	0.00	1,744.00	2.12
GSA- Taxes & Accounting	0.00	0.00	335.00	0.41
GSA- Common Area Cleaning Service	960.00	7.40	4,220.00	5.12
GSA- Landscape Service	730.00	5.63	2,430.00	2.95
GSA- Awning	0.00	0.00	2,500.00	3.03
Total Governor's Square HOA Expenses	6,697.33	51.61	53,844.00	65.35
Property Management				
Management Fee	495.00	3.81	4,455.00	5.41
Total Property Management	495.00	3.81	4,455.00	5.41
Maintenance & Repairs				
Material Purchase	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Restoration & Cosmetic	0.00	0.00	371.09	0.45
Total Maintenance & Repairs	0.00	0.00	371.09	0.45
Total Operating Expense	7,192.33	55.42	58,670.09	71.21
NOI - Net Operating Income	5,784.77	44.58	23,720.42	28.79
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Special Assessment	23.87	0.18	21,600.00	26.22
Interest on Bank Accounts	1.34	0.01	10.22	0.01
Total Other Income	25.21	0.19	21,610.22	26.23
Net Other Income	25.21	0.19	21,610.22	26.23
Total Income	13,002.31	100.19	104,000.73	126.23
Total Expense	7,192.33	55.42	58,670.09	71.21
Net Income	5,809.98	44.77	45,330.64	55.02