

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	36,222.66
Savings/Reserve Account	80,946.96
Total Cash	117,169.62
TOTAL ASSETS	117,169.62
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,468.73
Total Liabilities	3,468.73
Capital	
Retained Earnings	79,077.11
Calculated Retained Earnings	-9,272.08
Calculated Prior Years Retained Earnings	43,895.86
Total Capital	113,700.89
TOTAL LIABILITIES & CAPITAL	117,169.62

Income Statement

Welch Randall

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

As of: May 2023

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	8,850.52	100.00	45,568.59	98.09
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	40.00	0.09
GSA- Laundry Income	0.00	0.00	547.58	1.18
Late Fee	0.00	0.00	300.00	0.65
Total Operating Income	8,850.52	100.00	46,456.17	100.00
Expense				
Governor's Square HOA Expenses				
GSA- Telephone Service	62.94	0.71	312.83	0.67
GSA- Insurance	705.66	7.97	18,857.15	40.59
GSA- Property Maintenance	662.50	7.49	3,169.95	6.82
GSA- Electricity	135.35	1.53	772.91	1.66
GSA- Internet/ Cable	1,039.68	11.75	5,198.40	11.19
GSA- Gas	1,018.58	11.51	10,211.18	21.98
GSA- Water & Sewer	926.61	10.47	3,959.18	8.52
GSA- Trash	781.19	8.83	4,036.55	8.69
GSA- Legal	0.00	0.00	10.00	0.02
GSA- Supplies	77.50	0.88	74.25	0.16
GSA- Snow Removal	2,220.00	25.08	13,060.00	28.11
GSA- Taxes & Accounting	0.00	0.00	362.00	0.78
GSA- Common Area Cleaning Service	595.00	6.72	4,112.30	8.85
GSA- Landscape Service	624.84	7.06	3,649.68	7.86
GSA- Surveillance & Security	0.00	0.00	0.00	0.00
Total Governor's Square HOA Expenses	8,849.85	99.99	67,786.38	145.91
Property Management				
Management Fee	495.00	5.59	2,475.00	5.33
Total Property Management	495.00	5.59	2,475.00	5.33
Total Operating Expense	9,344.85	105.59	70,261.38	151.24

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-494.33	-5.59	-23,805.21	-51.24
Other Income & Expense				
Other Income				
Insurance Income (Other)	5,379.94	60.79	5,379.94	11.58
Special Assessment	783.00	8.85	9,145.00	19.69
Interest on Bank Accounts	1.43	0.02	8.19	0.02
Total Other Income	6,164.37	69.65	14,533.13	31.28
Net Other Income	6,164.37	69.65	14,533.13	31.28
Total Income	15,014.89	169.65	60,989.30	131.28
Total Expense	9,344.85	105.59	70,261.38	151.24
Net Income	5,670.04	64.06	-9,272.08	-19.96