

## Balance Sheet

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

**As of:** 09/30/2023

**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	39,172.75
Savings/Reserve Account	84,690.89
<b>Total Cash</b>	<b>123,863.64</b>
<b>TOTAL ASSETS</b>	<b>123,863.64</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,356.65
<b>Total Liabilities</b>	<b>3,356.65</b>
<b>Capital</b>	
Retained Earnings	79,077.11
Calculated Retained Earnings	-2,465.98
Calculated Prior Years Retained Earnings	43,895.86
<b>Total Capital</b>	<b>120,506.99</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>123,863.64</b>

## Income Statement

Welch Randall

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

As of: Sep 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	9,153.00	99.46	81,171.07	98.86
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	40.00	0.05
GSA- Laundry Income	0.00	0.00	547.58	0.67
Late Fee	50.00	0.54	350.00	0.43
<b>Total Operating Income</b>	<b>9,203.00</b>	<b>100.00</b>	<b>82,108.65</b>	<b>100.00</b>
<b>Expense</b>				
<b>Governor's Square HOA Expenses</b>				
GSA- Telephone Service	63.28	0.69	565.49	0.69
GSA- Insurance	705.67	7.67	21,679.83	26.40
GSA- Property Maintenance	229.86	2.50	22,727.95	27.68
GSA- Electricity	133.39	1.45	1,316.03	1.60
GSA- Internet/ Cable	1,039.68	11.30	9,357.12	11.40
GSA- Gas	609.68	6.62	12,591.25	15.33
GSA- Water & Sewer	1,136.96	12.35	8,219.94	10.01
GSA- Trash	764.33	8.31	7,059.34	8.60
GSA- Legal	0.00	0.00	10.00	0.01
GSA- Supplies	0.00	0.00	83.00	0.10
GSA- Snow Removal	0.00	0.00	13,060.00	15.91
GSA- Taxes & Accounting	0.00	0.00	362.00	0.44
GSA- Common Area Cleaning Service	595.00	6.47	6,520.30	7.94
GSA- Landscape Service	1,249.68	13.58	7,943.23	9.67
GSA- Surveillance & Security	0.00	0.00	0.00	0.00
<b>Total Governor's Square HOA Expenses</b>	<b>6,527.53</b>	<b>70.93</b>	<b>111,495.48</b>	<b>135.79</b>
<b>Property Management</b>				
Management Fee	495.00	5.38	4,455.00	5.43
<b>Total Property Management</b>	<b>495.00</b>	<b>5.38</b>	<b>4,455.00</b>	<b>5.43</b>
<b>Total Operating Expense</b>	<b>7,022.53</b>	<b>76.31</b>	<b>115,950.48</b>	<b>141.22</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	2,180.47	23.69	-33,841.83	-41.22
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	21,517.28	26.21
Special Assessment	218.00	2.37	9,845.00	11.99
Interest on Bank Accounts	1.31	0.01	13.57	0.02
<b>Total Other Income</b>	<b>219.31</b>	<b>2.38</b>	<b>31,375.85</b>	<b>38.21</b>
<b>Net Other Income</b>	<b>219.31</b>	<b>2.38</b>	<b>31,375.85</b>	<b>38.21</b>
Total Income	9,422.31	102.38	113,484.50	138.21
Total Expense	7,022.53	76.31	115,950.48	141.22
<b>Net Income</b>	<b>2,399.78</b>	<b>26.08</b>	<b>-2,465.98</b>	<b>-3.00</b>