

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		38,074.12
Savings/Reserve Account		86,612.46
Total Cash		124,686.58
TOTAL ASSETS		124,686.58
LIABILITIES & CAPITAL		
Liabilities		
Prepaid Rent		3,004.85
Total Liabilities		3,004.85
Capital		
Retained Earnings		79,077.11
Calculated Retained Earnings		-1,291.24
Calculated Prior Years Retained Earnings		43,895.86
Total Capital		121,681.73
TOTAL LIABILITIES & CAPITAL		124,686.58

Income Statement

Welch Randall

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

As of: Nov 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	8,455.00	100.00	98,509.07	99.03
Interest Income	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	40.00	0.04
GSA- Laundry Income	0.00	0.00	547.58	0.55
Late Fee	0.00	0.00	375.00	0.38
Total Operating Income	8,455.00	100.00	99,471.65	100.00
Expense				
Governor's Square HOA Expenses				
GSA- Telephone Service	0.48	0.01	709.01	0.71
GSA- Insurance	705.67	8.35	23,091.17	23.21
GSA- Property Maintenance	0.00	0.00	23,665.99	23.79
GSA- Electricity	112.23	1.33	1,562.96	1.57
GSA- Internet/ Cable	1,039.68	12.30	11,436.48	11.50
GSA- Gas	1,120.93	13.26	14,325.31	14.40
GSA- Water & Sewer	1,146.11	13.56	10,423.93	10.48
GSA- Trash	782.64	9.26	8,623.37	8.67
GSA- Legal	0.00	0.00	10.00	0.01
GSA- Supplies	0.00	0.00	83.00	0.08
GSA- Snow Removal	0.00	0.00	13,060.00	13.13
GSA- Taxes & Accounting	0.00	0.00	362.00	0.36
GSA- Common Area Cleaning Service	595.00	7.04	11,210.30	11.27
GSA- Landscape Service	0.00	0.00	8,728.07	8.77
GSA- Surveillance & Security	0.00	0.00	0.00	0.00
Total Governor's Square HOA Expenses	5,502.74	65.08	127,291.59	127.97
Property Management				
Management Fee	495.00	5.85	5,445.00	5.47
Total Property Management	495.00	5.85	5,445.00	5.47
Total Operating Expense	5,997.74	70.94	132,736.59	133.44

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	2,457.26	29.06	-33,264.94	-33.44
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	21,517.28	21.63
Special Assessment	265.00	3.13	10,440.00	10.50
Interest on Bank Accounts	1.39	0.02	16.42	0.02
Total Other Income	266.39	3.15	31,973.70	32.14
Net Other Income	266.39	3.15	31,973.70	32.14
Total Income	8,721.39	103.15	131,445.35	132.14
Total Expense	5,997.74	70.94	132,736.59	133.44
Net Income	2,723.65	32.21	-1,291.24	-1.30