Balance Sheet

Properties: Governor's Square HOA - 424 N Center Street Salt Lake City, UT 84103
As of: 09/30/2025
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	42,065.30
Savings/Reserve Account	51,200.32
Total Cash	**93,265.62**
TOTAL ASSETS	**93,265.62**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,284.00
Total Liabilities	**4,284.00**
Capital	
Retained Earnings	79,077.11
Calculated Retained Earnings	-52,396.56
Calculated Prior Years Retained Earnings	62,301.07
Total Capital	**88,981.62**
TOTAL LIABILITIES & CAPITAL	**93,265.62**

Income Statement

Welch Randall

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

As of: Sep 2025

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	10,378.00	93.01	90,456.22	87.97
Interest Income	0.00	0.00	12.00	0.01
Insurance	0.00	0.00	9,912.09	9.64
GSA- Laundry Income	779.82	6.99	2,199.38	2.14
Late Fee	0.00	0.00	250.00	0.24
Total Operating Income	**11,157.82**	**100.00**	**102,829.69**	**100.00**
Expense				
Governor's Square HOA Expenses				
GSA- Telephone Service	78.56	0.70	690.64	0.67
GSA- Insurance	0.00	0.00	69,593.36	67.68
GSA- Property Maintenance	504.66	4.52	15,852.38	15.42
GSA- Electricity	141.30	1.27	1,329.86	1.29
GSA- Internet/ Cable	3,522.24	31.57	13,880.16	13.50
GSA- Gas	280.86	2.52	7,834.67	7.62
GSA- Water & Sewer	2,793.46	25.04	11,662.87	11.34
GSA- Trash	817.42	7.33	7,254.91	7.06
GSA- Legal	0.00	0.00	18.00	0.02
GSA- Supplies	0.00	0.00	370.25	0.36
GSA- Snow Removal	0.00	0.00	0.00	0.00
GSA- Taxes & Accounting	0.00	0.00	368.00	0.36
GSA- Common Area Cleaning Service	595.00	5.33	5,407.89	5.26
GSA- Landscape Service	660.00	5.92	5,370.00	5.22
GSA- Surveillance & Security	0.00	0.00	195.00	0.19
Total Governor's Square HOA Expenses	**9,393.50**	**84.19**	**139,827.99**	**135.98**
Property Management				
Management Fee	570.00	5.11	5,130.00	4.99
Total Property Management	**570.00**	**5.11**	**5,130.00**	**4.99**
Total Operating Expense	**9,963.50**	**89.30**	**144,957.99**	**140.97**

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	**1,194.32**	**10.70**	**-42,128.30**	**-40.97**
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	-11,835.18	-11.51
Special Assessment	0.00	0.00	1,557.78	1.51
Interest on Bank Accounts	0.87	0.01	9.14	0.01
Total Other Income	**0.87**	**0.01**	**-10,268.26**	**-9.99**
Net Other Income	**0.87**	**0.01**	**-10,268.26**	**-9.99**
Total Income	11,158.69	100.01	92,561.43	90.01
Total Expense	9,963.50	89.30	144,957.99	140.97
Net Income	**1,195.19**	**10.71**	**-52,396.56**	**-50.95**