

## Balance Sheet

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

As of: 03/31/2024

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	18,488.87
Savings/Reserve Account	90,303.24
<b>Total Cash</b>	<b>108,792.11</b>
<b>TOTAL ASSETS</b>	<b>108,792.11</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,178.00
<b>Total Liabilities</b>	<b>1,178.00</b>
<b>Capital</b>	
Retained Earnings	79,077.11
Calculated Retained Earnings	-9,037.06
Calculated Prior Years Retained Earnings	37,574.06
<b>Total Capital</b>	<b>107,614.11</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>108,792.11</b>

# Income Statement

Welch Randall

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

As of: Mar 2024

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	8,883.00	99.33	27,235.22	99.36
NSF Fees Collected	0.00	0.00	0.00	0.00
GSA- Laundry Income	0.00	0.00	0.00	0.00
Late Fee	60.00	0.67	175.00	0.64
<b>Total Operating Income</b>	<b>8,943.00</b>	<b>100.00</b>	<b>27,410.22</b>	<b>100.00</b>
<b>Expense</b>				
<b>Governor's Square HOA Expenses</b>				
GSA- Telephone Service	69.87	0.78	203.52	0.74
GSA- Insurance	1,043.58	11.67	20,604.83	75.17
GSA- Property Maintenance	170.00	1.90	346.00	1.26
GSA- Electricity	106.05	1.19	339.34	1.24
GSA- Internet/ Cable	0.00	0.00	3,284.56	11.98
GSA- Gas	1,711.11	19.13	7,002.53	25.55
GSA- Water & Sewer	791.20	8.85	2,722.98	9.93
GSA- Trash	779.39	8.72	2,350.84	8.58
GSA- Legal	2.00	0.02	2.00	0.01
GSA- Supplies	0.00	0.00	99.00	0.36
GSA- Snow Removal	1,083.66	12.12	3,546.02	12.94
GSA- Taxes & Accounting	368.00	4.11	368.00	1.34
GSA- Common Area Cleaning Service	595.00	6.65	1,785.00	6.51
GSA- Landscape Service	0.00	0.00	0.00	0.00
GSA- Surveillance & Security	0.00	0.00	-50.00	-0.18
<b>Total Governor's Square HOA Expenses</b>	<b>6,719.86</b>	<b>75.14</b>	<b>42,604.62</b>	<b>155.43</b>
<b>Property Management</b>				
Management Fee	570.00	6.37	1,635.00	5.96
<b>Total Property Management</b>	<b>570.00</b>	<b>6.37</b>	<b>1,635.00</b>	<b>5.96</b>
<b>Total Operating Expense</b>	<b>7,289.86</b>	<b>81.51</b>	<b>44,239.62</b>	<b>161.40</b>
<b>NOI - Net Operating Income</b>	<b>1,653.14</b>	<b>18.49</b>	<b>-16,829.40</b>	<b>-61.40</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	7,758.00	86.75	7,788.00	28.41
Interest on Bank Accounts	1.40	0.02	4.34	0.02
<b>Total Other Income</b>	<b>7,759.40</b>	<b>86.77</b>	<b>7,792.34</b>	<b>28.43</b>
<b>Net Other Income</b>	<b>7,759.40</b>	<b>86.77</b>	<b>7,792.34</b>	<b>28.43</b>
Total Income	16,702.40	186.77	35,202.56	128.43
Total Expense	7,289.86	81.51	44,239.62	161.40
<b>Net Income</b>	<b>9,412.54</b>	<b>105.25</b>	<b>-9,037.06</b>	<b>-32.97</b>