

## Balance Sheet

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

As of: 04/30/2026

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                  | 27,484.71        |
| Savings/Reserve Account                  | 59,263.71        |
| <b>Total Cash</b>                        | <b>86,748.42</b> |
| <b>TOTAL ASSETS</b>                      | <b>86,748.42</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 5,147.00         |
| <b>Total Liabilities</b>                 | <b>5,147.00</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 79,077.11        |
| Calculated Retained Earnings             | -7,526.25        |
| Calculated Prior Years Retained Earnings | 10,050.56        |
| <b>Total Capital</b>                     | <b>81,601.42</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>86,748.42</b> |

## Income Statement

Welch Randall

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

As of: Apr 2026

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                            | 10,991.00        | 99.59               | 43,364.00         | 98.97                  |
| Fine & Violation                            | 0.00             | 0.00                | 100.00            | 0.23                   |
| Interest Income                             | 0.00             | 0.00                | 0.00              | 0.00                   |
| Insurance                                   | 0.00             | 0.00                | 0.00              | 0.00                   |
| NSF Fees Collected                          | 20.00            | 0.18                | 20.00             | 0.05                   |
| GSA- Laundry Income                         | 0.00             | 0.00                | 255.36            | 0.58                   |
| Late Fee                                    | 25.00            | 0.23                | 75.00             | 0.17                   |
| <b>Total Operating Income</b>               | <b>11,036.00</b> | <b>100.00</b>       | <b>43,814.36</b>  | <b>100.00</b>          |
| <b>Expense</b>                              |                  |                     |                   |                        |
| <b>Governor's Square HOA Expenses</b>       |                  |                     |                   |                        |
| GSA- Telephone Service                      | 78.66            | 0.71                | 314.76            | 0.72                   |
| GSA- Insurance                              | 1,876.58         | 17.00               | 19,334.83         | 44.13                  |
| GSA- Property Maintenance                   | 195.00           | 1.77                | 768.85            | 1.75                   |
| GSA- Electricity                            | 126.69           | 1.15                | 541.60            | 1.24                   |
| GSA- Internet/ Cable                        | 2,391.48         | 21.67               | 9,565.92          | 21.83                  |
| GSA- Gas                                    | 876.58           | 7.94                | 5,504.07          | 12.56                  |
| GSA- Water & Sewer                          | 947.43           | 8.58                | 4,248.80          | 9.70                   |
| GSA- Trash                                  | 893.95           | 8.10                | 3,412.96          | 7.79                   |
| GSA- Legal                                  | 0.00             | 0.00                | 0.00              | 0.00                   |
| GSA- Supplies                               | 0.00             | 0.00                | 12.50             | 0.03                   |
| GSA- Snow Removal                           | 0.00             | 0.00                | 550.00            | 1.26                   |
| GSA- Taxes & Accounting                     | 0.00             | 0.00                | 368.00            | 0.84                   |
| GSA- Common Area Cleaning Service           | 1,340.00         | 12.14               | 2,530.00          | 5.77                   |
| GSA- Landscape Service                      | 550.00           | 4.98                | 1,912.00          | 4.36                   |
| GSA- Surveillance & Security                | 0.00             | 0.00                | 0.00              | 0.00                   |
| <b>Total Governor's Square HOA Expenses</b> | <b>9,276.37</b>  | <b>84.06</b>        | <b>49,064.29</b>  | <b>111.98</b>          |
| <b>Property Management</b>                  |                  |                     |                   |                        |
| Management Fee                              | 570.00           | 5.16                | 2,280.00          | 5.20                   |
| <b>Total Property Management</b>            | <b>570.00</b>    | <b>5.16</b>         | <b>2,280.00</b>   | <b>5.20</b>            |
| <b>Total Operating Expense</b>              | <b>9,846.37</b>  | <b>89.22</b>        | <b>51,344.29</b>  | <b>117.19</b>          |

## Income Statement

| Account Name                      | Selected Month  | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-----------------|---------------------|-------------------|------------------------|
| <b>NOI - Net Operating Income</b> | <b>1,189.63</b> | <b>10.78</b>        | <b>-7,529.93</b>  | <b>-17.19</b>          |
| <b>Other Income &amp; Expense</b> |                 |                     |                   |                        |
| <b>Other Income</b>               |                 |                     |                   |                        |
| Insurance Income (Other)          | 0.00            | 0.00                | 0.00              | 0.00                   |
| Special Assessment                | 0.00            | 0.00                | 0.00              | 0.00                   |
| Interest on Bank Accounts         | 0.95            | 0.01                | 3.68              | 0.01                   |
| <b>Total Other Income</b>         | <b>0.95</b>     | <b>0.01</b>         | <b>3.68</b>       | <b>0.01</b>            |
| <b>Net Other Income</b>           | <b>0.95</b>     | <b>0.01</b>         | <b>3.68</b>       | <b>0.01</b>            |
| Total Income                      | 11,036.95       | 100.01              | 43,818.04         | 100.01                 |
| Total Expense                     | 9,846.37        | 89.22               | 51,344.29         | 117.19                 |
| <b>Net Income</b>                 | <b>1,190.58</b> | <b>10.79</b>        | <b>-7,526.25</b>  | <b>-17.18</b>          |