

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	6,009.24
Savings/Reserve Account	62,710.65
Total Cash	68,719.89
TOTAL ASSETS	68,719.89

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	10,802.00
Total Liabilities	10,802.00

Capital

Retained Earnings	79,077.11
Calculated Retained Earnings	-31,209.78
Calculated Prior Years Retained Earnings	10,050.56
Total Capital	57,917.89
TOTAL LIABILITIES & CAPITAL	68,719.89

Income Statement

Welch Randall LLC

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

As of: Jul 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
Operating Income & Expense				
Income				
Association Dues	10,097.00	100.00	74,843.00	98.11
Fine & Violation	0.00	0.00	100.00	0.13
Interest Income	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	20.00	0.03
GSA- Laundry Income	0.00	0.00	1,249.57	1.64
Late Fee	0.00	0.00	75.00	0.10
Total Operating Income	10,097.00	100.00	76,287.57	100.00
Expense				
Governor's Square HOA Expenses				
GSA- Telephone Service	79.33	0.79	551.41	0.72
GSA- Insurance	4,718.35	46.73	33,489.88	43.90
GSA- Property Maintenance	645.00	6.39	3,973.80	5.21
GSA- Electricity	151.79	1.50	977.63	1.28
GSA- Internet/ Cable	2,535.60	25.11	16,884.48	22.13
GSA- Gas	434.52	4.30	7,126.16	9.34
GSA- Water & Sewer	1,453.86	14.40	7,907.12	10.36
GSA- Trash	920.94	9.12	6,202.27	8.13
GSA- Legal	0.00	0.00	2,412.49	3.16
GSA- Supplies	0.00	0.00	174.75	0.23
GSA- Snow Removal	0.00	0.00	550.00	0.72
GSA- Taxes & Accounting	0.00	0.00	368.00	0.48
GSA- Common Area Cleaning Service	595.00	5.89	4,315.00	5.66
GSA- Landscape Service	566.50	5.61	2,478.50	3.25
GSA- Surveillance & Security	0.00	0.00	15,752.55	20.65
GSA- Pest Control	350.00	3.47	350.00	0.46
Total Governor's Square HOA Expenses	12,450.89	123.31	103,514.04	135.69
Property Management				
Management Fee	570.00	5.65	3,990.00	5.23
Total Property Management	570.00	5.65	3,990.00	5.23
Total Operating Expense	13,020.89	128.96	107,504.04	140.92

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-2,923.89	-28.96	-31,216.47	-40.92
Other Income & Expense				
Other Income				
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	1.03	0.01	6.69	0.01
Total Other Income	1.03	0.01	6.69	0.01
Net Other Income	1.03	0.01	6.69	0.01
Total Income	10,098.03	100.01	76,294.26	100.01
Total Expense	13,020.89	128.96	107,504.04	140.92
Net Income	-2,922.86	-28.95	-31,209.78	-40.91