

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,436.47
Savings/Reserve Account	61,572.28
Total Cash	69,008.75
TOTAL ASSETS	69,008.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	8,168.00
Total Liabilities	8,168.00
Capital	
Retained Earnings	79,077.11
Calculated Retained Earnings	-28,286.92
Calculated Prior Years Retained Earnings	10,050.56
Total Capital	60,840.75
TOTAL LIABILITIES & CAPITAL	69,008.75

Income Statement

Welch Randall LLC

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

As of: Jun 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	10,691.00	95.74	64,746.00	97.82
Fine & Violation	0.00	0.00	100.00	0.15
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	475.96	4.26	1,249.57	1.89
Late Fee	0.00	0.00	75.00	0.11
Total Operating Income	11,166.96	100.00	66,190.57	100.00
Expense				
Governor's Square HOA Expenses				
GSA- Telephone Service	78.66	0.70	472.08	0.71
GSA- Insurance	4,718.35	42.25	28,771.53	43.47
GSA- Property Maintenance	462.14	4.14	3,328.80	5.03
GSA- Electricity	150.78	1.35	825.84	1.25
GSA- Internet/ Cable	2,391.48	21.42	14,348.88	21.68
GSA- Gas	525.12	4.70	6,691.64	10.11
GSA- Water & Sewer	1,196.40	10.71	6,453.26	9.75
GSA- Trash	937.80	8.40	5,281.33	7.98
GSA- Legal	1,000.00	8.95	2,412.49	3.64
GSA- Supplies	0.00	0.00	174.75	0.26
GSA- Snow Removal	0.00	0.00	550.00	0.83
GSA- Taxes & Accounting	0.00	0.00	368.00	0.56
GSA- Common Area Cleaning Service	595.00	5.33	3,720.00	5.62
GSA- Landscape Service	0.00	0.00	1,912.00	2.89
GSA- Surveillance & Security	10,319.85	92.41	15,752.55	23.80
Total Governor's Square HOA Expenses	22,375.58	200.37	91,063.15	137.58
Property Management				
Management Fee	570.00	5.10	3,420.00	5.17
Total Property Management	570.00	5.10	3,420.00	5.17
Total Operating Expense	22,945.58	205.48	94,483.15	142.74

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-11,778.62	-105.48	-28,292.58	-42.74
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	1.05	0.01	5.66	0.01
Total Other Income	1.05	0.01	5.66	0.01
Net Other Income	1.05	0.01	5.66	0.01
Total Income	11,168.01	100.01	66,196.23	100.01
Total Expense	22,945.58	205.48	94,483.15	142.74
Net Income	-11,777.57	-105.47	-28,286.92	-42.74