

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 02/29/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	24,308.92
Savings/Reserve Account	35.44
Money Market / Capital Reserve	317,851.74
Total Cash	342,196.10
TOTAL ASSETS	342,196.10
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	12,752.81
Total Liabilities	12,752.81
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	25,152.05
Calculated Prior Years Retained Earnings	243,742.36
Total Capital	329,443.29
TOTAL LIABILITIES & CAPITAL	342,196.10

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Feb 2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	35,414.37	98.72	73,367.97	97.57
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	9.13	0.03	53.87	0.07
Parking Fine	0.00	0.00	100.00	0.13
Parking Permit	440.35	1.23	1,115.35	1.48
WYN - General Fund Fee	0.00	0.00	400.00	0.53
NSF Fees Collected	0.00	0.00	40.00	0.05
Late Fee	11.50	0.03	115.00	0.15
Total Operating Income	35,875.35	100.00	75,192.19	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	2,618.79	7.30	5,399.53	7.18
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	0.00	0.00
WYN - First Digital Internet	5,531.39	15.42	9,780.51	13.01
WYN - Landscaping / Snow Removal PJ Enterprise	7,580.00	21.13	13,155.00	17.50
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	4,009.50	5.33
WYN - Legal Fees/ exp	0.00	0.00	0.00	0.00
WYN - Maintenance - Building-roof,painting,stucco	0.00	0.00	0.00	0.00
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	42.02	0.12	42.02	0.06
WYN - Pool Utilities - Gas, equal billing	112.00	0.31	224.00	0.30
WYN - Pool Utilities - Sewer	50.38	0.14	50.38	0.07
WYN - First Digital TV	5,018.90	13.99	10,037.80	13.35
WYN - Utilities - Electric RMP	1,813.08	5.05	2,701.10	3.59
WYN - 10791 WPD Pool #256215	46.93	0.13	93.86	0.12
WYN - 10791 WPD Pool House	710.03	1.98	1,420.06	1.89

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Water - 10824 S 1625 W Landscape	37.00	0.10	74.00	0.10
WYN - Water - 1539 WVL Landscape	33.50	0.09	87.00	0.12
WYN - Water - 1561 WVL Landscape	37.00	0.10	74.00	0.10
WYN - Water - 1595 WVL Landscape	33.50	0.09	67.00	0.09
WYN - Water - 1624 WPD Landscape	37.00	0.10	74.00	0.10
Total Wyngate HOA	23,701.52	66.07	47,289.76	62.89
Property Management				
Management Fee	1,600.00	4.46	3,200.00	4.26
Total Property Management	1,600.00	4.46	3,200.00	4.26
Total Operating Expense	25,301.52	70.53	50,489.76	67.15
NOI - Net Operating Income	10,573.83	29.47	24,702.43	32.85
Other Income & Expense				
Other Income				
Interest on Bank Accounts	220.97	0.62	449.62	0.60
Total Other Income	220.97	0.62	449.62	0.60
Net Other Income	220.97	0.62	449.62	0.60
Total Income	36,096.32	100.62	75,641.81	100.60
Total Expense	25,301.52	70.53	50,489.76	67.15
Net Income	10,794.80	30.09	25,152.05	33.45