

## Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 04/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	45,520.56
Savings/Reserve Account	35.44
Money Market / Capital Reserve	337,497.14
<b>Total Cash</b>	<b>383,053.14</b>
<b>TOTAL ASSETS</b>	<b>383,053.14</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	14,348.46
<b>Total Liabilities</b>	<b>14,348.46</b>
<b>Capital</b>	
Retained Earnings	60,548.88
Calculated Retained Earnings	64,413.44
Calculated Prior Years Retained Earnings	243,742.36
<b>Total Capital</b>	<b>368,704.68</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>383,053.14</b>

# Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Apr 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	37,905.26	97.97	147,246.13	97.72
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	37.69	0.10	117.83	0.08
Parking Fine	0.00	0.00	100.00	0.07
Parking Permit	480.00	1.24	2,132.20	1.42
WYN - General Fund Fee	200.00	0.52	800.00	0.53
NSF Fees Collected	0.00	0.00	40.00	0.03
Late Fee	69.00	0.18	241.50	0.16
<b>Total Operating Income</b>	<b>38,691.95</b>	<b>100.00</b>	<b>150,677.66</b>	<b>100.00</b>
<b>Expense</b>				
<b>Wyngate HOA</b>				
WYN - C&L/D&O/EQ Insurance	2,244.68	5.80	12,881.79	8.55
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	86.00	0.06
WYN - First Digital Internet	0.00	0.00	15,608.25	10.36
WYN - Landscaping / Snow Removal PJ Enterprise	0.00	0.00	19,365.00	12.85
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	4,009.50	2.66
WYN - Legal Fees/ exp	0.00	0.00	0.00	0.00
WYN - Tax Preparation	0.00	0.00	860.00	0.57
WYN - Maintenance - Building- roof,painting,stucco	667.05	1.72	667.05	0.44
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	0.00	4,118.02	2.73
WYN - Office Supplies/association voice,parking,newsletters	0.00	0.00	0.00	0.00
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	0.00	0.00
WYN - Pool - Operating Labor - Daily	0.00	0.00	355.00	0.24

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Pool - Misc/ Furniture improvements	0.00	0.00	0.00	0.00
WYN - Pool Utilities - Gas, equal billing	160.00	0.41	496.00	0.33
WYN - Pool Utilities - Sewer	0.00	0.00	75.38	0.05
WYN - First Digital TV	0.00	0.00	15,056.70	9.99
WYN - Utilities - Dumpster Fees	0.00	0.00	0.00	0.00
WYN - Utilities - Electric RMP	719.61	1.86	3,420.71	2.27
WYN - 10791 WPD Pool #256215	46.93	0.12	187.72	0.12
WYN - 10791 WPD Pool House	710.03	1.84	2,840.12	1.88
WYN - Water - 10824 S 1625 W Landscape	37.00	0.10	148.00	0.10
WYN - Water - 1539 WVL Landscape	33.50	0.09	154.00	0.10
WYN - Water - 1561 WVL Landscape	37.00	0.10	148.00	0.10
WYN - Water - 1595 WVL Landscape	33.50	0.09	134.00	0.09
WYN - Water - 1624 WPD Landscape	37.00	0.10	148.00	0.10
<b>Total Wyngate HOA</b>	<b>4,726.30</b>	<b>12.22</b>	<b>80,759.24</b>	<b>53.60</b>
<b>Property Management</b>				
Management Fee	1,600.00	4.14	6,400.00	4.25
<b>Total Property Management</b>	<b>1,600.00</b>	<b>4.14</b>	<b>6,400.00</b>	<b>4.25</b>
<b>Total Operating Expense</b>	<b>6,326.30</b>	<b>16.35</b>	<b>87,159.24</b>	<b>57.84</b>
<b>NOI - Net Operating Income</b>	<b>32,365.65</b>	<b>83.65</b>	<b>63,518.42</b>	<b>42.16</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	202.20	0.52	895.02	0.59
<b>Total Other Income</b>	<b>202.20</b>	<b>0.52</b>	<b>895.02</b>	<b>0.59</b>
<b>Net Other Income</b>	<b>202.20</b>	<b>0.52</b>	<b>895.02</b>	<b>0.59</b>
Total Income	38,894.15	100.52	151,572.68	100.59
Total Expense	6,326.30	16.35	87,159.24	57.84
<b>Net Income</b>	<b>32,567.85</b>	<b>84.17</b>	<b>64,413.44</b>	<b>42.75</b>