

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 05/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,621.52
Savings/Reserve Account	35.44
Money Market / Capital Reserve	347,286.71
Total Cash	366,943.67
TOTAL ASSETS	366,943.67
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,377.68
Total Liabilities	13,377.68
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	49,274.75
Calculated Prior Years Retained Earnings	243,742.36
Total Capital	353,565.99
TOTAL LIABILITIES & CAPITAL	366,943.67

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: May 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	35,645.94	97.54	182,892.07	97.69
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	48.40	0.13	166.23	0.09
Parking Fine	0.00	0.00	100.00	0.05
Parking Permit	570.00	1.56	2,702.20	1.44
WYN - General Fund Fee	200.00	0.55	1,000.00	0.53
NSF Fees Collected	0.00	0.00	40.00	0.02
Late Fee	79.00	0.22	320.50	0.17
Total Operating Income	36,543.34	100.00	187,221.00	100.00
Expense				
Wyngate HOA				
WYN- Concrete & Asphalt Repair	0.00	0.00	0.00	0.00
WYN - C&L/D&O/EQ Insurance	2,244.68	6.14	15,126.47	8.08
WYN - Welch/HOA admin/office/meeting expense	77.00	0.21	163.00	0.09
WYN - First Digital Internet	10,628.00	29.08	26,236.25	14.01
WYN - Landscaping / Snow Removal PJ Enterprise	9,680.00	26.49	29,045.00	15.51
WYN - Landscaping additions/Improvements/reimbursements/Tree	10,487.59	28.70	14,497.09	7.74
WYN - Tax Preparation	295.00	0.81	1,155.00	0.62
WYN - Maintenance - Building-roof,painting,stucco	200.00	0.55	867.05	0.46
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	4,825.00	13.20	8,943.02	4.78
WYN - Office Supplies/association voice,parking,newsletters	0.00	0.00	0.00	0.00
WYN - Pool - chemicals,cleaing supplies	0.00	0.00	0.00	0.00
WYN - Pool - Operating Labor - Daily	0.00	0.00	355.00	0.19
WYN - Pool - Misc/Furniture improvements	103.78	0.28	103.78	0.06
WYN - Pool Utilities - Gas, equal billing	136.00	0.37	632.00	0.34
WYN - Pool Utilities - Sewer	50.38	0.14	125.76	0.07
WYN - First Digital TV	10,037.80	27.47	25,094.50	13.40
WYN - Utilities - Dumpster Fees	0.00	0.00	0.00	0.00
WYN - Utilities - Electric RMP	710.41	1.94	4,131.12	2.21
WYN - 10791 WPD Pool #256215	191.43	0.52	379.15	0.20

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - 10791 WPD Pool House	710.03	1.94	3,550.15	1.90
WYN - Water - 10824 S 1625 W Landscape	0.00	0.00	148.00	0.08
WYN - Water - 1539 WVL Landscape	33.50	0.09	187.50	0.10
WYN - Water - 1561 WVL Landscape	0.00	0.00	148.00	0.08
WYN - Water - 1595 WVL Landscape	0.00	0.00	134.00	0.07
WYN - Water - 1624 WPD Landscape	0.00	0.00	148.00	0.08
WYN-Additional landscape improvements/ water repairs	0.00	0.00	0.00	0.00
Total Wyngate HOA	50,410.60	137.95	131,169.84	70.06
Property Management				
Management Fee	1,600.00	4.38	8,000.00	4.27
Total Property Management	1,600.00	4.38	8,000.00	4.27
Total Operating Expense	52,010.60	142.33	139,169.84	74.33
NOI - Net Operating Income	-15,467.26	-42.33	48,051.16	25.67
Other Income & Expense				
Other Income				
Interest on Bank Accounts	189.57	0.52	1,084.59	0.58
Total Other Income	189.57	0.52	1,084.59	0.58
Net Other Income	189.57	0.52	1,084.59	0.58
Total Income	36,732.91	100.52	188,305.59	100.58
Total Expense	52,010.60	142.33	139,169.84	74.33
Net Income	-15,277.69	-41.81	49,135.75	26.24