

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 06/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,057.97
Savings/Reserve Account	35.44
Money Market / Capital Reserve	357,043.85
Total Cash	371,137.26
TOTAL ASSETS	371,137.26
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,160.26
Total Liabilities	16,160.26
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	50,685.76
Calculated Prior Years Retained Earnings	243,742.36
Total Capital	354,977.00
TOTAL LIABILITIES & CAPITAL	371,137.26

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jun 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	35,942.15	97.61	218,834.22	97.67
Clubhouse / Pool	100.00	0.27	100.00	0.04
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	23.79	0.06	190.02	0.08
Parking Fine	0.00	0.00	100.00	0.04
Parking Permit	510.00	1.38	3,212.20	1.43
WYN - General Fund Fee	200.00	0.54	1,200.00	0.54
NSF Fees Collected	0.00	0.00	40.00	0.02
Late Fee	47.50	0.13	368.00	0.16
Total Operating Income	36,823.44	100.00	224,044.44	100.00
Expense				
Wyngate HOA				
WYN- Concrete & Asphalt Repair	0.00	0.00	0.00	0.00
WYN - C&L/D&O/EQ Insurance	2,244.70	6.10	17,371.17	7.75
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	163.00	0.07
WYN - First Digital Internet	5,827.74	15.83	32,063.99	14.31
WYN - Landscaping / Snow Removal PJ Enterprise	4,595.00	12.48	33,640.00	15.01
WYN - Landscaping additions/Improvements/reimbursements/Tree	3,208.32	8.71	17,705.41	7.90
WYN - Tax Preparation	0.00	0.00	1,155.00	0.52
WYN - Maintenance - Building-roof,painting,stucco	150.00	0.41	1,017.05	0.45
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	6,274.17	17.04	15,217.19	6.79
WYN - Office Supplies/association voice,parking,newsletters	18.17	0.05	18.17	0.01
WYN - Pool - chemicals,cleaning supplies	465.83	1.27	465.83	0.21
WYN - Pool - Operating Labor - Daily	0.00	0.00	355.00	0.16
WYN - Pool - Misc/Furniture improvements	0.00	0.00	103.78	0.05
WYN - Pool Utilities - Gas, equal billing	136.00	0.37	768.00	0.34
WYN - Pool Utilities - Sewer	25.00	0.07	150.76	0.07
WYN - First Digital TV	5,018.90	13.63	30,113.40	13.44
WYN - Utilities - Dumpster Fees	1,679.98	4.56	1,679.98	0.75
WYN - Utilities - Electric RMP	629.79	1.71	4,760.91	2.12

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - 10791 WPD Pool #256215	257.78	0.70	636.93	0.28
WYN - 10791 WPD Pool House	745.53	2.02	4,295.68	1.92
WYN - Water - 10824 S 1625 W Landscape	159.60	0.43	307.60	0.14
WYN - Water - 1539 WWL Landscape	327.18	0.89	514.68	0.23
WYN - Water - 1561 WWL Landscape	238.35	0.65	386.35	0.17
WYN - Water - 1595 WWL Landscape	43.18	0.12	177.18	0.08
WYN - Water - 1624 WPD Landscape	380.35	1.03	528.35	0.24
WYN-Additional landscape improvements/ water repairs	1,525.00	4.14	1,525.00	0.68
Total Wyngate HOA	33,950.57	92.20	165,120.41	73.70
Property Management				
Management Fee	1,600.00	4.35	9,600.00	4.28
Total Property Management	1,600.00	4.35	9,600.00	4.28
Total Operating Expense	35,550.57	96.54	174,720.41	77.98
NOI - Net Operating Income	1,272.87	3.46	49,324.03	22.02
Other Income & Expense				
Other Income				
Interest on Bank Accounts	157.14	0.43	1,241.73	0.55
Total Other Income	157.14	0.43	1,241.73	0.55
Net Other Income	157.14	0.43	1,241.73	0.55
Total Income	36,980.58	100.43	225,286.17	100.55
Total Expense	35,550.57	96.54	174,720.41	77.98
Net Income	1,430.01	3.88	50,565.76	22.57