

**Balance Sheet**

**Properties:** Wyngate - Wyngate HOA South Jordan, UT 84095

**As of:** 08/31/2020

**Accounting Basis:** Cash

**Level of Detail:** Detail View

| <b>Account Name</b>                      | <b>Balance</b>    |
|------------------------------------------|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 11,802.32         |
| Savings/Reserve Account                  | 35.44             |
| Money Market / Capital Reserve           | 366,858.81        |
| <b>Total Cash</b>                        | <b>378,696.57</b> |
| <b>TOTAL ASSETS</b>                      | <b>378,696.57</b> |
| <br>                                     |                   |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 14,401.94         |
| <b>Total Liabilities</b>                 | <b>14,401.94</b>  |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 60,548.88         |
| Calculated Retained Earnings             | 60,003.39         |
| Calculated Prior Years Retained Earnings | 243,742.36        |
| <b>Total Capital</b>                     | <b>364,294.63</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>378,696.57</b> |

**Income Statement**

**Welch Randall**

**Properties:** Wyngate - Wyngate HOA South Jordan, UT 84095

**As of:** Aug 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                                                     | 36,274.57        | 97.68               | 290,433.30        | 97.75                  |
| Clubhouse / Pool                                                     | 50.00            | 0.13                | 350.00            | 0.12                   |
| Fine & Violation                                                     | 50.00            | 0.13                | 50.00             | 0.02                   |
| Interest Income                                                      | 13.78            | 0.04                | 203.80            | 0.07                   |
| Parking Fine                                                         | 0.00             | 0.00                | 100.00            | 0.03                   |
| Parking Permit                                                       | 510.00           | 1.37                | 4,107.20          | 1.38                   |
| WYN - General Fund Fee                                               | 200.00           | 0.54                | 1,400.00          | 0.47                   |
| NSF Fees Collected                                                   | 0.00             | 0.00                | 60.00             | 0.02                   |
| Late Fee                                                             | 36.55            | 0.10                | 404.55            | 0.14                   |
| <b>Total Operating Income</b>                                        | <b>37,134.90</b> | <b>100.00</b>       | <b>297,108.85</b> | <b>100.00</b>          |
| <b>Expense</b>                                                       |                  |                     |                   |                        |
| <b>Wyngate HOA</b>                                                   |                  |                     |                   |                        |
| WYN- Concrete & Asphalt Repair                                       | 0.00             | 0.00                | 0.00              | 0.00                   |
| WYN - C&L/D&O/EQ Insurance                                           | 1,122.34         | 3.02                | 24,105.19         | 8.11                   |
| WYN - Welch/HOA admin/office/meeting expense                         | 75.00            | 0.20                | 238.00            | 0.08                   |
| WYN - First Digital Internet                                         | 5,054.22         | 13.61               | 42,945.95         | 14.45                  |
| WYN - Landscaping / Snow Removal PJ Enterprise                       | 4,595.00         | 12.37               | 42,830.00         | 14.42                  |
| WYN - Landscaping additions/ Improvements/ reimbursements/ Tree      | 0.00             | 0.00                | 20,209.82         | 6.80                   |
| WYN - Tax Preparation                                                | 0.00             | 0.00                | 1,155.00          | 0.39                   |
| WYN - Maintenance - Building- roof, painting, stucco                 | 2,024.69         | 5.45                | 3,041.74          | 1.02                   |
| WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies | 0.00             | 0.00                | 15,217.19         | 5.12                   |
| WYN - Office Supplies/association voice, parking, newsletters        | 0.00             | 0.00                | 327.17            | 0.11                   |
| WYN - Pool - chemicals, cleaning supplies                            | 1,050.89         | 2.83                | 1,758.71          | 0.59                   |
| WYN - Pool - Operating Labor - Daily                                 | 0.00             | 0.00                | 430.00            | 0.14                   |

## Income Statement

| Account Name                                                  | Selected Month   | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------------------------------------------------------|------------------|---------------------|-------------------|------------------------|
| WYN - Pool - Misc/<br>Furniture<br>improvements               | 0.00             | 0.00                | 103.78            | 0.03                   |
| WYN - Pool -<br>Equipment<br>Repairs parts,labor              | 0.00             | 0.00                | 0.00              | 0.00                   |
| WYN - Pool Utilities -<br>Gas, equal billing                  | 136.00           | 0.37                | 1,040.00          | 0.35                   |
| WYN - Pool Utilities -<br>Sewer                               | 25.00            | 0.07                | 200.76            | 0.07                   |
| WYN - First Digital<br>TV                                     | 5,018.90         | 13.52               | 40,151.20         | 13.51                  |
| WYN - Utilities -<br>Dumpster Fees                            | 0.00             | 0.00                | 1,679.98          | 0.57                   |
| WYN - Utilities -<br>Electric RMP                             | 837.15           | 2.25                | 6,575.81          | 2.21                   |
| WYN - 10791 WPD<br>Pool #256215                               | 636.00           | 1.71                | 1,272.93          | 0.43                   |
| WYN - 10791 WPD<br>Pool House                                 | 760.03           | 2.05                | 6,416.01          | 2.16                   |
| WYN - Water - 10824<br>S 1625 W Landscape                     | 703.50           | 1.89                | 1,737.10          | 0.58                   |
| WYN - Water - 1539<br>WVL Landscape                           | 893.50           | 2.41                | 2,262.68          | 0.76                   |
| WYN - Water - 1561<br>WVL Landscape                           | 628.50           | 1.69                | 1,723.35          | 0.58                   |
| WYN - Water - 1595<br>WVL Landscape                           | 108.50           | 0.29                | 387.43            | 0.13                   |
| WYN - Water - 1624<br>WPD Landscape                           | 1,315.00         | 3.54                | 3,147.35          | 1.06                   |
| WYN-Additional<br>landscape<br>improvements/ water<br>repairs | 5,280.00         | 14.22               | 6,805.00          | 2.29                   |
| <b>Total Wyngate HOA</b>                                      | <b>30,264.22</b> | <b>81.50</b>        | <b>225,762.15</b> | <b>75.99</b>           |
| <b>Property Management</b>                                    |                  |                     |                   |                        |
| Management Fee                                                | 1,600.00         | 4.31                | 12,800.00         | 4.31                   |
| <b>Total Property<br/>Management</b>                          | <b>1,600.00</b>  | <b>4.31</b>         | <b>12,800.00</b>  | <b>4.31</b>            |
| <b>Total Operating<br/>Expense</b>                            | <b>31,864.22</b> | <b>85.81</b>        | <b>238,562.15</b> | <b>80.29</b>           |
| <b>NOI - Net Operating<br/>Income</b>                         | <b>5,270.68</b>  | <b>14.19</b>        | <b>58,546.70</b>  | <b>19.71</b>           |
| <b>Other Income &amp; Expense</b>                             |                  |                     |                   |                        |
| <b>Other Income</b>                                           |                  |                     |                   |                        |
| Interest on Bank<br>Accounts                                  | 93.45            | 0.25                | 1,456.69          | 0.49                   |
| <b>Total Other Income</b>                                     | <b>93.45</b>     | <b>0.25</b>         | <b>1,456.69</b>   | <b>0.49</b>            |
| <b>Net Other Income</b>                                       | <b>93.45</b>     | <b>0.25</b>         | <b>1,456.69</b>   | <b>0.49</b>            |
| <b>Total Income</b>                                           | <b>37,228.35</b> | <b>100.25</b>       | <b>298,565.54</b> | <b>100.49</b>          |

## Income Statement

| Account Name  | Selected Month  | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------|-----------------|---------------------|-------------------|------------------------|
| Total Expense | 31,864.22       | 85.81               | 238,562.15        | 80.29                  |
| Net Income    | <u>5,364.13</u> | <u>14.44</u>        | <u>60,003.39</u>  | <u>20.20</u>           |