

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 10/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,859.54
Savings/Reserve Account	35.44
Money Market / Capital Reserve	360,244.51
Total Cash	381,139.49
TOTAL ASSETS	381,139.49
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,547.88
Total Liabilities	13,547.88
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	63,300.37
Calculated Prior Years Retained Earnings	243,742.36
Total Capital	367,591.61
TOTAL LIABILITIES & CAPITAL	381,139.49

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Oct 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	39,190.37	97.67	365,129.98	97.68
Clubhouse / Pool	0.00	0.00	350.00	0.09
Fine & Violation	0.00	0.00	50.00	0.01
Interest Income	47.93	0.12	272.32	0.07
Parking Fine	0.00	0.00	100.00	0.03
Parking Permit	570.00	1.42	5,277.20	1.41
WYN - General Fund Fee	200.00	0.50	2,000.00	0.54
NSF Fees Collected	0.00	0.00	60.00	0.02
Late Fee	115.00	0.29	563.50	0.15
Total Operating Income	40,123.30	100.00	373,803.00	100.00
Expense				
Wyngate HOA				
WYN- Concrete & Asphalt Repair	0.00	0.00	0.00	0.00
WYN - C&L/D&O/EQ Insurance	1,122.36	2.80	26,349.89	7.05
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	238.00	0.06
WYN - First Digital Internet	11,655.48	29.05	54,601.43	14.61
WYN - Landscaping / Snow Removal PJ Enterprise	4,595.00	11.45	52,020.00	13.92
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	1,324.90	3.30	21,534.72	5.76
WYN - Tax Preparation	0.00	0.00	1,155.00	0.31
WYN - Maintenance - Building- roof, painting, stucco	1,640.00	4.09	6,281.74	1.68
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	60.02	0.15	15,277.21	4.09
WYN - Office Supplies/association voice, parking, newsletters	452.88	1.13	780.05	0.21
WYN - Pool - chemicals, cleaning supplies	0.00	0.00	6,228.15	1.67
WYN - Pool - Operating Labor - Daily	700.35	1.75	1,130.35	0.30

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	103.78	0.03
WYN - Pool - Equipment Repairs,parts,labor	0.00	0.00	0.00	0.00
WYN - Pool Utilities - Gas, equal billing	146.00	0.36	1,259.00	0.34
WYN - Pool Utilities - Sewer	25.00	0.06	250.76	0.07
WYN - First Digital TV	10,037.80	25.02	50,189.00	13.43
WYN - Utilities - Dumpster Fees	0.00	0.00	1,679.98	0.45
WYN - Utilities - Electric RMP	764.37	1.91	9,033.05	2.42
WYN - 10791 WPD Pool #256215	1,092.25	2.72	3,435.43	0.92
WYN - 10791 WPD Pool House	744.03	1.85	7,910.07	2.12
WYN - Water - 10824 S 1625 W Landscape	818.50	2.04	3,384.10	0.91
WYN - Water - 1539 WVL Landscape	1,886.50	4.70	5,705.68	1.53
WYN - Water - 1561 WVL Landscape	1,378.25	3.44	4,301.10	1.15
WYN - Water - 1595 WVL Landscape	188.00	0.47	722.18	0.19
WYN - Water - 1624 WPD Landscape	2,846.00	7.09	7,924.35	2.12
WYN-Additional landscape improvements/ water repairs	4,090.00	10.19	14,580.00	3.90
Total Wyngate HOA	45,567.69	113.57	296,075.02	79.21
Property Management				
Management Fee	1,600.00	3.99	16,000.00	4.28
Total Property Management	1,600.00	3.99	16,000.00	4.28
Total Operating Expense	47,167.69	117.56	312,075.02	83.49
NOI - Net Operating Income	-7,044.39	-17.56	61,727.98	16.51
Other Income & Expense				
Other Income				
Interest on Bank Accounts	59.60	0.15	1,572.39	0.42
Total Other Income	59.60	0.15	1,572.39	0.42
Net Other Income	59.60	0.15	1,572.39	0.42
Total Income	40,182.90	100.15	375,375.39	100.42

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	47,167.69	117.56	312,075.02	83.49
Net Income	<u>-6,984.79</u>	<u>-17.41</u>	<u>63,300.37</u>	<u>16.93</u>