

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 11/30/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	24,555.92
Savings/Reserve Account	35.44
Money Market / Capital Reserve	324,793.22
Total Cash	349,384.58
TOTAL ASSETS	349,384.58
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,852.35
Total Liabilities	13,852.35
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	31,240.99
Calculated Prior Years Retained Earnings	243,742.36
Total Capital	335,532.23
TOTAL LIABILITIES & CAPITAL	349,384.58

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Nov 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	34,131.30	97.47	399,261.28	97.66
HOA Reinvestment Fee / Transfer Fee	200.00	0.57	200.00	0.05
Clubhouse / Pool	0.00	0.00	350.00	0.09
Fine & Violation	50.00	0.14	100.00	0.02
Interest Income	21.54	0.06	293.86	0.07
Parking Fine	0.00	0.00	100.00	0.02
Parking Permit	570.00	1.63	5,847.20	1.43
WYN - General Fund Fee	0.00	0.00	2,000.00	0.49
NSF Fees Collected	0.00	0.00	60.00	0.01
Late Fee	46.00	0.13	609.50	0.15
Total Operating Income	35,018.84	100.00	408,821.84	100.00
Expense				
Wyngate HOA				
WYN- Concrete & Asphalt Repair	0.00	0.00	0.00	0.00
WYN - C&L/D&O/EQ Insurance	3,396.02	9.70	29,745.91	7.28
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	238.00	0.06
WYN - First Digital Internet	5,059.97	14.45	59,661.40	14.59
WYN - Landscaping / Snow Removal PJ Enterprise	0.00	0.00	52,020.00	12.72
WYN - Landscaping additions/Improvements/reimbursements/Tree	269.26	0.77	21,803.98	5.33
WYN - Tax Preparation	0.00	0.00	1,155.00	0.28
WYN - Maintenance - Building-roof,painting,stucco	45,090.00	128.76	51,371.74	12.57
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	0.00	15,277.21	3.74
WYN - Office Supplies/association voice,parking,newslatters	0.00	0.00	780.05	0.19
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	6,228.15	1.52
WYN - Pool - Operating Labor - Daily	0.00	0.00	1,130.35	0.28
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	0.00	0.00	1,259.00	0.31
WYN - Pool Utilities - Sewer	25.00	0.07	275.76	0.07
WYN - First Digital TV	5,018.90	14.33	55,207.90	13.50

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Utilities - Dumpster Fees	0.00	0.00	1,679.98	0.41
WYN - Utilities - Electric RMP	0.00	0.00	9,033.05	2.21
WYN - 10791 WPD Pool #256215	733.50	2.09	4,168.93	1.02
WYN - 10791 WPD Pool House	730.03	2.08	8,640.10	2.11
WYN - Water - 10824 S 1625 W Landscape	593.50	1.69	3,977.60	0.97
WYN - Water - 1539 WV L Landscape	1,259.50	3.60	6,965.18	1.70
WYN - Water - 1561 WV L Landscape	798.50	2.28	5,099.60	1.25
WYN - Water - 1595 WV L Landscape	110.75	0.32	832.93	0.20
WYN - Water - 1624 WPD Landscape	2,468.00	7.05	10,392.35	2.54
WYN-Additional landscape improvements/ water repairs	0.00	0.00	14,580.00	3.57
Total Wyngate HOA	65,552.93	187.19	361,627.95	88.46
Property Management				
Management Fee	1,600.00	4.57	17,600.00	4.31
Total Property Management	1,600.00	4.57	17,600.00	4.31
Total Operating Expense	67,152.93	191.76	379,227.95	92.76
NOI - Net Operating Income	-32,134.09	-91.76	29,593.89	7.24
Other Income & Expense				
Other Income				
Interest on Bank Accounts	38.71	0.11	1,611.10	0.39
Total Other Income	38.71	0.11	1,611.10	0.39
Net Other Income	38.71	0.11	1,611.10	0.39
Total Income	35,057.55	100.11	410,432.94	100.39
Total Expense	67,152.93	191.76	379,227.95	92.76
Net Income	-32,095.38	-91.65	31,204.99	7.63