

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 20,975.07 |
| Savings/Reserve Account | 35.44 |
| Money Market / Capital Reserve | 334,434.64 |
| Total Cash | 355,445.15 |
| TOTAL ASSETS | 355,445.15 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 18,645.42 |
| Total Liabilities | 18,645.42 |
| Capital | |
| Retained Earnings | 60,548.88 |
| Calculated Retained Earnings | 32,508.49 |
| Calculated Prior Years Retained Earnings | 243,742.36 |
| Total Capital | 336,799.73 |
| TOTAL LIABILITIES & CAPITAL | 355,445.15 |

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Dec 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 | 38,150.05 | 70.58 | 437,611.33 | 94.54 |
| HOA Reinvestment Fee / Transfer Fee | 0.00 | 0.00 | 0.00 | 0.00 |
| Clubhouse / Pool | 0.00 | 0.00 | 350.00 | 0.08 |
| Fine & Violation | 110.00 | 0.20 | 210.00 | 0.05 |
| Interest Income | 3.45 | 0.01 | 297.31 | 0.06 |
| Insurance | 14,268.48 | 26.40 | 14,268.48 | 3.08 |
| Parking Fine | 0.00 | 0.00 | 100.00 | 0.02 |
| Parking Permit | 707.50 | 1.31 | 6,554.70 | 1.42 |
| WYN - General Fund Fee | 800.00 | 1.48 | 2,800.00 | 0.60 |
| NSF Fees Collected | 0.00 | 0.00 | 60.00 | 0.01 |
| Late Fee | 11.50 | 0.02 | 621.00 | 0.13 |
| Total Operating Income | 54,050.98 | 100.00 | 462,872.82 | 100.00 |
| Expense | | | | |
| Wyngate HOA | | | | |
| WYN- Concrete & Asphalt Repair | 0.00 | 0.00 | 0.00 | 0.00 |
| WYN - C&L/D&O/EQ Insurance | 2,730.98 | 5.05 | 32,476.89 | 7.02 |
| WYN - Welch/HOA admin/office/meeting expense | 0.00 | 0.00 | 238.00 | 0.05 |
| WYN - First Digital Internet | 5,827.74 | 10.78 | 65,489.14 | 14.15 |
| WYN - Landscaping / Snow Removal PJ Enterprise | 9,817.10 | 18.16 | 61,837.10 | 13.36 |
| WYN - Landscaping additions/Improvements/reimbursements/Tree | 4,856.95 | 8.99 | 26,660.93 | 5.76 |
| WYN - Tax Preparation | 0.00 | 0.00 | 1,155.00 | 0.25 |
| WYN - Maintenance - Building-roof,painting,stucco | 4,130.00 | 7.64 | 55,501.74 | 11.99 |
| WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies | 1,257.71 | 2.33 | 16,534.92 | 3.57 |
| WYN - Office Supplies/association voice,parking,newsletters | 542.52 | 1.00 | 1,322.57 | 0.29 |
| WYN - Pool - chemicals,cleaning supplies | 312.31 | 0.58 | 6,540.46 | 1.41 |
| WYN - Pool - Operating Labor - Daily | 0.00 | 0.00 | 1,130.35 | 0.24 |
| WYN - Pool - License & Fees State & Timpview Analytical | 0.00 | 0.00 | 0.00 | 0.00 |
| WYN - Pool - Misc/Furniture improvements | 0.00 | 0.00 | 103.78 | 0.02 |
| WYN - Pool - Equipment Repairs,parts,labor | 0.00 | 0.00 | 0.00 | 0.00 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|------------------|---------------------|-------------------|------------------------|
| WYN - Pool Utilities - Gas, equal billing | 146.00 | 0.27 | 1,405.00 | 0.30 |
| WYN - Pool Utilities - Sewer | 58.50 | 0.11 | 334.26 | 0.07 |
| WYN - First Digital TV | 5,018.90 | 9.29 | 60,226.80 | 13.01 |
| WYN - Utilities - Dumpster Fees | 0.00 | 0.00 | 1,679.98 | 0.36 |
| WYN - Utilities - Electric RMP | 806.73 | 1.49 | 9,839.78 | 2.13 |
| WYN - 10791 WPD Pool #256215 | 97.00 | 0.18 | 4,265.93 | 0.92 |
| WYN - 10791 WPD Pool House | 710.03 | 1.31 | 9,350.13 | 2.02 |
| WYN - Water - 10824 S 1625 W Landscape | 361.00 | 0.67 | 4,338.60 | 0.94 |
| WYN - Water - 1539 WWL Landscape | 300.50 | 0.56 | 7,265.68 | 1.57 |
| WYN - Water - 1561 WWL Landscape | 313.00 | 0.58 | 5,412.60 | 1.17 |
| WYN - Water - 1595 WWL Landscape | 0.00 | 0.00 | 832.93 | 0.18 |
| WYN - Water - 1624 WPD Landscape | 528.50 | 0.98 | 10,920.85 | 2.36 |
| WYN-Additional landscape improvements/ water repairs | 13,373.43 | 24.74 | 27,953.43 | 6.04 |
| Total Wyngate HOA | 51,188.90 | 94.70 | 412,816.85 | 89.19 |
| Property Management | | | | |
| Management Fee | 1,600.00 | 2.96 | 19,200.00 | 4.15 |
| Total Property Management | 1,600.00 | 2.96 | 19,200.00 | 4.15 |
| Total Operating Expense | 52,788.90 | 97.67 | 432,016.85 | 93.33 |
| NOI - Net Operating Income | 1,262.08 | 2.33 | 30,855.97 | 6.67 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 41.42 | 0.08 | 1,652.52 | 0.36 |
| Total Other Income | 41.42 | 0.08 | 1,652.52 | 0.36 |
| Net Other Income | 41.42 | 0.08 | 1,652.52 | 0.36 |
| Total Income | 54,092.40 | 100.08 | 464,525.34 | 100.36 |
| Total Expense | 52,788.90 | 97.67 | 432,016.85 | 93.33 |
| Net Income | 1,303.50 | 2.41 | 32,508.49 | 7.02 |