

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 02/28/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	51,421.32
Savings/Reserve Account	35.44
Money Market / Capital Reserve	527,724.15
Total Cash	579,180.91
TOTAL ASSETS	579,180.91
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,407.92
Total Liabilities	15,407.92
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	46,231.45
Calculated Prior Years Retained Earnings	456,992.66
Total Capital	563,772.99
TOTAL LIABILITIES & CAPITAL	579,180.91

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Feb 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues	40,192.40	96.75	82,459.68	97.80
Fine & Violation	270.00	0.65	320.00	0.38
Interest Income	3.98	0.01	3.98	0.00
Parking Permit	845.00	2.03	1,295.50	1.54
WYN - General Fund Fee	200.00	0.48	200.00	0.24
NSF Fees Collected	20.00	0.05	20.00	0.02
Late Fee	13.25	0.03	13.25	0.02
Total Operating Income	41,544.63	100.00	84,312.41	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,432.20	8.26	6,864.40	8.14
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	0.00	0.00
WYN - Internet	4,320.00	10.40	8,640.00	10.25
WYN - Landscaping / Snow Removal	0.00	0.00	18,252.00	21.65
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	562.27	1.35	622.29	0.74
WYN - Tax Preparation	111.00	0.27	111.00	0.13
WYN - Maintenance - Building- roof,painting,stucco	0.00	0.00	2,483.50	2.95
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	0.00	0.00
WYN - Pool Utilities - Gas, equal billing	253.00	0.61	379.00	0.45
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	50.00	0.06
WYN - TV	6,570.50	15.82	12,858.80	15.25
WYN - Utilities - Electric RMP	0.00	0.00	1,921.28	2.28
WYN - 1624 WG Landscape	60.44	0.15	120.88	0.14
WYN - 10791 WPD Pool House	792.86	1.91	1,585.72	1.88
WYN - Water - 10824 S 1625 W Landscape	37.00	0.09	74.00	0.09

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Water - 1539 WVL Landscape	33.50	0.08	67.00	0.08
WYN - Water - 1561 WVL Landscape	37.00	0.09	74.00	0.09
WYN - Water - 1595 WVL Landscape	33.50	0.08	67.00	0.08
WYN - Water - 1624 WPD Landscape	37.00	0.09	74.00	0.09
Total Wyngate HOA	16,305.27	39.25	54,244.87	64.34
Property Management				
Management Fee	1,600.00	3.85	3,200.00	3.80
Total Property Management	1,600.00	3.85	3,200.00	3.80
Total Operating Expense	17,905.27	43.10	57,444.87	68.13
NOI - Net Operating Income	23,639.36	56.90	26,867.54	31.87
Other Income & Expense				
Other Income				
Insurance Income (Other)	16,867.29	40.60	16,867.29	20.01
Interest on Bank Accounts	1,234.60	2.97	2,496.62	2.96
Total Other Income	18,101.89	43.57	19,363.91	22.97
Net Other Income	18,101.89	43.57	19,363.91	22.97
Total Income	59,646.52	143.57	103,676.32	122.97
Total Expense	17,905.27	43.10	57,444.87	68.13
Net Income	41,741.25	100.47	46,231.45	54.83