

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	14,156.61
Savings/Reserve Account	35.44
Money Market / Capital Reserve	454,524.01
Wyngate AFCU CD - 12 Month	100,000.00
Total Cash	568,716.06
TOTAL ASSETS	568,716.06
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	13,431.82
Total Liabilities	13,431.82
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	37,492.40
Calculated Prior Years Retained Earnings	457,242.96
Total Capital	555,284.24
TOTAL LIABILITIES & CAPITAL	568,716.06

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Apr 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	40,719.90	97.65	164,659.38	97.86
Fine & Violation	350.00	0.84	640.00	0.38
Interest Income	3.98	0.01	19.89	0.01
Parking Permit	606.00	1.45	2,465.00	1.46
WYN - General Fund Fee	0.00	0.00	400.00	0.24
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	18.35	0.04	58.10	0.03
Total Operating Income	41,698.23	100.00	168,262.37	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,432.20	8.23	13,728.80	8.16
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	28.75	0.02
WYN - Internet	4,320.00	10.36	17,280.00	10.27
WYN - Landscaping / Snow Removal	25,084.46	60.16	64,871.46	38.55
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	2,010.69	1.19
WYN - Tax Preparation	0.00	0.00	494.00	0.29
WYN - Maintenance - Building-roof,painting,stucco	450.00	1.08	4,798.50	2.85
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	125.85	0.30	300.85	0.18
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	0.00	0.00
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	405.00	0.24
WYN - Pool Utilities - Gas, equal billing	0.00	0.00	505.26	0.30
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	100.00	0.06
WYN - TV	6,570.50	15.76	25,999.80	15.45
WYN - Utilities - Electric RMP	0.00	0.00	3,624.36	2.15
WYN - 1624 WG Landscape	60.44	0.14	241.76	0.14

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - 10791 WPD Pool House	792.86	1.90	3,171.44	1.88
WYN - Water - 10824 S 1625 W Landscape	37.00	0.09	148.00	0.09
WYN - Water - 1539 WVL Landscape	33.50	0.08	134.00	0.08
WYN - Water - 1561 WVL Landscape	37.00	0.09	148.00	0.09
WYN - Water - 1595 WVL Landscape	33.50	0.08	134.00	0.08
WYN - Water - 1624 WPD Landscape	37.00	0.09	148.00	0.09
Total Wyngate HOA	41,039.31	98.42	138,272.67	82.18
Property Management				
Management Fee	1,600.00	3.84	6,400.00	3.80
Total Property Management	1,600.00	3.84	6,400.00	3.80
Total Operating Expense	42,639.31	102.26	144,672.67	85.98
NOI - Net Operating Income	-941.08	-2.26	23,589.70	14.02
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,606.22	5.11
Interest on Bank Accounts	1,389.59	3.33	5,296.48	3.15
Total Other Income	1,389.59	3.33	13,902.70	8.26
Net Other Income	1,389.59	3.33	13,902.70	8.26
Total Income	43,087.82	103.33	182,165.07	108.26
Total Expense	42,639.31	102.26	144,672.67	85.98
Net Income	448.51	1.08	37,492.40	22.28