

## Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	16,626.18
Savings/Reserve Account	35.44
Money Market / Capital Reserve	466,790.85
Wyngate AFCU CD - 12 Month	100,000.00
<b>Total Cash</b>	<b>583,452.47</b>
<b>TOTAL ASSETS</b>	<b>583,452.47</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	17,502.00
<b>Total Liabilities</b>	<b>17,502.00</b>
<b>Capital</b>	
Retained Earnings	60,548.88
Calculated Retained Earnings	48,158.63
Calculated Prior Years Retained Earnings	457,242.96
<b>Total Capital</b>	<b>565,950.47</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>583,452.47</b>

# Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: May 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	40,735.69	97.50	205,395.07	97.79
Clubhouse / Pool	150.00	0.36	150.00	0.07
Fine & Violation	40.00	0.10	680.00	0.32
Interest Income	3.98	0.01	23.87	0.01
Parking Permit	643.00	1.54	3,108.00	1.48
WYN - General Fund Fee	200.00	0.48	600.00	0.29
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	8.15	0.02	66.25	0.03
<b>Total Operating Income</b>	<b>41,780.82</b>	<b>100.00</b>	<b>210,043.19</b>	<b>100.00</b>
<b>Expense</b>				
<b>Wyngate HOA</b>				
WYN - C&L/D&O/EQ Insurance	3,432.20	8.21	17,161.00	8.17
WYN - Welch/HOA admin/office/ meeting expense	0.00	0.00	28.75	0.01
WYN - Internet	4,320.00	10.34	21,600.00	10.28
WYN - Landscaping / Snow Removal	5,704.46	13.65	70,575.92	33.60
WYN - Landscaping additions/ Improvements/reimbursements/ Tree	5,085.23	12.17	7,095.92	3.38
WYN - Tax Preparation	0.00	0.00	494.00	0.24
WYN - Maintenance - Building- roof,painting,stucco	2,320.00	5.55	7,118.50	3.39
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	665.00	1.59	965.85	0.46
WYN - Pool - chemicals,cleaning supplies	196.04	0.47	196.04	0.09
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	405.00	0.19
WYN - Pool - Misc/Furniture improvements	0.00	0.00	0.00	0.00
WYN - Pool Utilities - Gas, equal billing	252.00	0.60	757.26	0.36
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	125.00	0.06
WYN - TV	6,570.50	15.73	32,570.30	15.51
WYN - Utilities - Electric RMP	1,448.78	3.47	5,073.14	2.42
WYN - 1624 WG Landscape	60.44	0.14	302.20	0.14
WYN - 10791 WPD Pool House	792.86	1.90	3,964.30	1.89
WYN - Water - 10824 S 1625 W Landscape	37.00	0.09	185.00	0.09
WYN - Water - 1539 WVL Landscape	33.50	0.08	167.50	0.08

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Water - 1561 WVL Landscape	37.00	0.09	185.00	0.09
WYN - Water - 1595 WVL Landscape	33.50	0.08	167.50	0.08
WYN - Water - 1624 WPD Landscape	37.00	0.09	185.00	0.09
<b>Total Wyngate HOA</b>	<b>31,050.51</b>	<b>74.32</b>	<b>169,323.18</b>	<b>80.61</b>
<b>Property Management</b>				
Management Fee	1,600.00	3.83	8,000.00	3.81
<b>Total Property Management</b>	<b>1,600.00</b>	<b>3.83</b>	<b>8,000.00</b>	<b>3.81</b>
<b>Total Operating Expense</b>	<b>32,650.51</b>	<b>78.15</b>	<b>177,323.18</b>	<b>84.42</b>
<b>NOI - Net Operating Income</b>	<b>9,130.31</b>	<b>21.85</b>	<b>32,720.01</b>	<b>15.58</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	8,606.22	4.10
Interest on Bank Accounts	1,523.92	3.65	6,820.40	3.25
<b>Total Other Income</b>	<b>1,523.92</b>	<b>3.65</b>	<b>15,426.62</b>	<b>7.34</b>
<b>Net Other Income</b>	<b>1,523.92</b>	<b>3.65</b>	<b>15,426.62</b>	<b>7.34</b>
Total Income	43,304.74	103.65	225,469.81	107.34
Total Expense	32,650.51	78.15	177,323.18	84.42
<b>Net Income</b>	<b>10,654.23</b>	<b>25.50</b>	<b>48,146.63</b>	<b>22.92</b>