

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	26,352.39
Savings/Reserve Account	35.44
Money Market / Capital Reserve	236,201.47
Wyngate AFCU CD - 12 Month	100,834.01
Wyngate HOA GWCU Savings	5.00
Wyngate GWCU CD - 21 Month #1	100,000.00
Wyngate GWCU CD - 21 Month #2	100,112.19
Total Cash	563,540.50
TOTAL ASSETS	563,540.50
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	18,626.32
Total Liabilities	18,626.32
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	27,122.34
Calculated Prior Years Retained Earnings	457,242.96
Total Capital	544,914.18
TOTAL LIABILITIES & CAPITAL	563,540.50

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jun 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	40,091.30	96.96	246,508.55	97.71
Clubhouse / Pool	250.00	0.60	300.00	0.12
Fine & Violation	100.00	0.24	780.00	0.31
Interest Income	7.95	0.02	31.82	0.01
Parking Permit	687.00	1.66	3,765.00	1.49
WYN - General Fund Fee	200.00	0.48	800.00	0.32
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	13.25	0.03	79.50	0.03
Total Operating Income	41,349.50	100.00	252,284.87	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	0.00	0.00	17,161.00	6.80
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	28.75	0.01
WYN - Internet	0.00	0.00	21,600.00	8.56
WYN - Landscaping / Snow Removal	10,987.00	26.57	81,562.92	32.33
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	2,633.49	6.37	9,729.41	3.86
WYN - Tax Preparation	0.00	0.00	494.00	0.20
WYN - Maintenance - Building-roof,painting,stucco	38,565.00	93.27	45,683.50	18.11
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	3,872.00	9.36	4,837.85	1.92
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	196.04	0.08
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	405.00	0.16
WYN - Pool - Misc/ Furniture improvements	0.00	0.00	0.00	0.00
WYN - Pool - Equipment Repairs,parts,labor	125.00	0.30	125.00	0.05
WYN - Pool Utilities - Gas, equal billing	0.00	0.00	757.26	0.30

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	150.00	0.06
WYN - TV	0.00	0.00	32,570.30	12.91
WYN - Utilities - Electric RMP	0.00	0.00	5,073.14	2.01
WYN - 1624 WG Landscape	116.44	0.28	418.64	0.17
WYN - 10791 WPD Pool House	2,968.86	7.18	6,933.16	2.75
WYN - Water - 10824 S 1625 W Landscape	77.00	0.19	262.00	0.10
WYN - Water - 1539 WWL Landscape	37.50	0.09	205.00	0.08
WYN - Water - 1561 WWL Landscape	178.00	0.43	363.00	0.14
WYN - Water - 1595 WWL Landscape	33.50	0.08	201.00	0.08
WYN - Water - 1624 WPD Landscape	37.00	0.09	222.00	0.09
WYN-Additional landscape improvements/ water repairs	4,170.00	10.08	4,170.00	1.65
Total Wyngate HOA	63,825.79	154.36	233,148.97	92.41
Property Management				
Management Fee	1,600.00	3.87	9,600.00	3.81
Total Property Management	1,600.00	3.87	9,600.00	3.81
Total Operating Expense	65,425.79	158.23	242,748.97	96.22
NOI - Net Operating Income	-24,076.29	-58.23	9,535.90	3.78
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,606.22	3.41
Interest on Bank Accounts	2,159.82	5.22	8,980.22	3.56
Total Other Income	2,159.82	5.22	17,586.44	6.97
Net Other Income	2,159.82	5.22	17,586.44	6.97
Total Income	43,509.32	105.22	269,871.31	106.97
Total Expense	65,425.79	158.23	242,748.97	96.22
Net Income	-21,916.47	-53.00	27,122.34	10.75