

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,542.35
Savings/Reserve Account	35.44
Money Market / Capital Reserve	233,408.81
Wyngate AFCU CD - 12 Month	101,246.74
Wyngate GWCU Savings	5.00
Wyngate GWCU CD - 21 Month #1	100,112.19
Wyngate GWCU CD - 21 Month #2	100,112.19
Total Cash	556,462.72
TOTAL ASSETS	556,462.72
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	17,246.32
Total Liabilities	17,246.32
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	21,424.56
Calculated Prior Years Retained Earnings	457,242.96
Total Capital	539,216.40
TOTAL LIABILITIES & CAPITAL	556,462.72

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jul 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	40,619.07	97.90	287,847.62	97.74
Clubhouse / Pool	0.00	0.00	300.00	0.10
Fine & Violation	220.00	0.53	1,000.00	0.34
Interest Income	9.91	0.02	41.73	0.01
Deposit - Pool Key	0.00	0.00	0.00	0.00
Parking Permit	628.00	1.51	4,393.00	1.49
WYN - General Fund Fee	0.00	0.00	800.00	0.27
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	13.25	0.03	92.75	0.03
Total Operating Income	41,490.23	100.00	294,495.10	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	6,879.40	16.58	24,040.40	8.16
WYN - Welch/HOA admin/office/meeting expense	134.00	0.32	162.75	0.06
WYN - Internet	4,320.00	10.41	25,920.00	8.80
WYN - Landscaping / Snow Removal	14,895.76	35.90	96,458.68	32.75
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	251.81	0.61	9,981.22	3.39
WYN - Tax Preparation	0.00	0.00	494.00	0.17
WYN - Maintenance - Building-roof,painting,stucco	650.00	1.57	46,333.50	15.73
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	5,920.00	14.27	10,757.85	3.65
WYN - Office Supplies/Flag/Gifts/Misc./Parking Stickers	302.24	0.73	302.24	0.10
WYN - Pool - chemicals,cleaning supplies	203.73	0.49	399.77	0.14
WYN - Pool - Operating Labor - Daily	0.00	0.00	0.00	0.00
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	405.00	0.14

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Pool - Misc/ Furniture improvements	0.00	0.00	0.00	0.00
WYN - Pool - Equipment Repairs,parts,labor	0.00	0.00	125.00	0.04
WYN - Pool Utilities - Gas, equal billing	252.00	0.61	1,009.26	0.34
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	175.00	0.06
WYN - TV	6,570.50	15.84	39,140.80	13.29
WYN - Utilities - Dumpster Fees	1,444.79	3.48	1,444.79	0.49
WYN - Utilities - Electric RMP	1,552.74	3.74	6,625.88	2.25
WYN - 1624 WG Landscape	569.44	1.37	988.08	0.34
WYN - 10791 WPD Pool House	816.86	1.97	7,750.02	2.63
WYN - Water - 10824 S 1625 W Landscape	513.50	1.24	775.50	0.26
WYN - Water - 1539 WVL Landscape	485.50	1.17	690.50	0.23
WYN - Water - 1561 WVL Landscape	741.00	1.79	1,104.00	0.37
WYN - Water - 1595 WVL Landscape	33.50	0.08	234.50	0.08
WYN - Water - 1624 WPD Landscape	891.50	2.15	1,113.50	0.38
WYN-Additional landscape improvements/ water repairs	0.00	0.00	4,170.00	1.42
Total Wyngate HOA	47,453.27	114.37	280,602.24	95.28
Property Management				
Management Fee	1,600.00	3.86	11,200.00	3.80
Total Property Management	1,600.00	3.86	11,200.00	3.80
Real Estate				
Administrative				
Bank Fees /Interest	15.00	0.04	15.00	0.01
Total Administrative	15.00	0.04	15.00	0.01
Total Real Estate	15.00	0.04	15.00	0.01
Total Operating Expense	49,068.27	118.26	291,817.24	99.09
NOI - Net Operating Income	-7,578.04	-18.26	2,677.86	0.91
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	8,606.22	2.92
Interest on Bank	1,160.26	2.80	10,140.48	3.44

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	1,160.26	2.80	18,746.70	6.37
Net Other Income	1,160.26	2.80	18,746.70	6.37
Total Income	42,650.49	102.80	313,241.80	106.37
Total Expense	49,068.27	118.26	291,817.24	99.09
Net Income	-6,417.78	-15.47	21,424.56	7.28