

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	9,746.87
Savings/Reserve Account	35.44
Money Market / Capital Reserve	229,106.25
Wyngate AFCU CD - 12 Month	101,674.97
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	540,792.91
TOTAL ASSETS	540,792.91
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	18,014.82
Total Liabilities	18,014.82
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	4,986.25
Calculated Prior Years Retained Earnings	457,242.96
Total Capital	522,778.09
TOTAL LIABILITIES & CAPITAL	540,792.91

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Aug 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	40,135.00	97.72	327,982.62	97.74
Clubhouse / Pool	0.00	0.00	300.00	0.09
Fine & Violation	20.00	0.05	1,020.00	0.30
Interest Income	0.00	0.00	41.73	0.01
Deposit - Pool Key	0.00	0.00	0.00	0.00
Parking Fine	0.00	0.00	0.00	0.00
Parking Permit	518.00	1.26	4,911.00	1.46
WYN - General Fund Fee	400.00	0.97	1,200.00	0.36
NSF Fees Collected	0.00	0.00	20.00	0.01
Late Fee	0.00	0.00	92.75	0.03
Total Operating Income	41,073.00	100.00	335,568.10	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,432.20	8.36	27,472.60	8.19
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	162.75	0.05
WYN - Internet	8,640.00	21.04	34,560.00	10.30
WYN - Landscaping / Snow Removal	20,600.22	50.16	102,163.14	30.44
WYN - Landscaping additions/Improvements/reimbursements/Tree	42.71	0.10	10,023.93	2.99
WYN - Tax Preparation	0.00	0.00	494.00	0.15
WYN - Maintenance - Building-roof,painting,stucco	491.63	1.20	46,825.13	13.95
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	1,984.50	4.83	12,742.35	3.80
WYN - Office Supplies/Flag/Gifts/Misc./Parking Stickers	0.00	0.00	302.24	0.09
WYN - Pool - chemicals,cleaning supplies	114.90	0.28	514.67	0.15
WYN - Pool - Operating Labor - Daily	5,449.22	13.27	5,449.22	1.62
WYN - Pool - License & Fees State &	0.00	0.00	405.00	0.12

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Timpview Analytical				
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	181.00	0.44	1,190.26	0.35
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	200.00	0.06
WYN - TV	13,141.00	31.99	52,281.80	15.58
WYN - Utilities - Dumpster Fees	0.00	0.00	1,444.79	0.43
WYN - Utilities - Electric RMP	849.66	2.07	7,475.54	2.23
WYN - 1624 WG Landscape	813.61	1.98	1,801.69	0.54
WYN - 10791 WPD Pool House	869.10	2.12	8,619.12	2.57
WYN - Water - 10824 S 1625 W Landscape	429.46	1.05	1,204.96	0.36
WYN - Water - 1539 WVL Landscape	986.77	2.40	1,677.27	0.50
WYN - Water - 1561 WVL Landscape	1,232.75	3.00	2,336.75	0.70
WYN - Water - 1595 WVL Landscape	33.50	0.08	268.00	0.08
WYN - Water - 1624 WPD Landscape	1,460.75	3.56	2,574.25	0.77
WYN-Additional landscape improvements/ water repairs	4,930.00	12.00	9,100.00	2.71
Total Wyngate HOA	65,707.98	159.98	331,414.46	98.76
Property Management				
Management Fee	1,600.00	3.90	12,800.00	3.81
Total Property Management	1,600.00	3.90	12,800.00	3.81
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	15.00	0.00
Total Administrative	0.00	0.00	15.00	0.00
Total Real Estate	0.00	0.00	15.00	0.00
Total Operating Expense	67,307.98	163.87	344,229.46	102.58
NOI - Net Operating Income	-26,234.98	-63.87	-8,661.36	-2.58
Other Income & Expense				
Other Income				
Insurance Income (Other)	-6,154.76	-14.98	2,451.46	0.73

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	1,055.67	2.57	11,196.15	3.34
Total Other Income	-5,099.09	-12.41	13,647.61	4.07
Net Other Income	-5,099.09	-12.41	13,647.61	4.07
Total Income	35,973.91	87.59	349,215.71	104.07
Total Expense	67,307.98	163.87	344,229.46	102.58
Net Income	-31,334.07	-76.29	4,986.25	1.49