

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 09/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	29,594.68
Savings/Reserve Account	35.44
Money Market / Capital Reserve	227,620.70
Wyngate AFCU CD - 12 Month	102,105.01
Wyngate GWCU Savings	5.00
Wyngate GWCU CD - 21 Month #1	101,264.72
Wyngate GWCU CD - 21 Month #2	101,264.72
Total Cash	561,890.27
TOTAL ASSETS	561,890.27
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,566.89
Total Liabilities	14,566.89
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	29,531.54
Calculated Prior Years Retained Earnings	457,242.96
Total Capital	547,323.38
TOTAL LIABILITIES & CAPITAL	561,890.27

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Sep 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	44,822.50	96.61	372,805.12	97.60
Clubhouse / Pool	0.00	0.00	300.00	0.08
Fine & Violation	349.43	0.75	1,369.43	0.36
Interest Income	345.92	0.75	387.65	0.10
Deposit - Pool Key	0.00	0.00	0.00	0.00
Parking Fine	0.00	0.00	0.00	0.00
Parking Permit	480.00	1.03	5,391.00	1.41
WYN - General Fund Fee	200.00	0.43	1,400.00	0.37
NSF Fees Collected	40.00	0.09	60.00	0.02
Late Fee	158.00	0.34	250.75	0.07
Total Operating Income	46,395.85	100.00	381,963.95	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,432.20	7.40	30,904.80	8.09
WYN - Welch/HOA admin/office/meeting expense	4.25	0.01	167.00	0.04
WYN - Internet	0.00	0.00	34,560.00	9.05
WYN - Landscaping / Snow Removal	5,704.46	12.30	107,867.60	28.24
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	10,023.93	2.62
WYN - Tax Preparation	0.00	0.00	494.00	0.13
WYN - Maintenance - Building-roof,painting,stucco	400.00	0.86	47,225.13	12.36
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	0.00	12,742.35	3.34
WYN - Office Supplies/Flag/Gifts/Misc./Parking Stickers	0.00	0.00	302.24	0.08
WYN - Pool - chemicals,cleaning supplies	62.26	0.13	576.93	0.15
WYN - Pool - Operating Labor - Daily	2,618.88	5.64	8,068.10	2.11
WYN - Pool - License & Fees State &	0.00	0.00	405.00	0.11

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	0.03
WYN - Pool Utilities - Gas, equal billing	181.00	0.39	1,371.26	0.36
WYN - Pool Utilities - Sewer & Garbage	25.00	0.05	225.00	0.06
WYN - TV	0.00	0.00	52,281.80	13.69
WYN - Utilities - Dumpster Fees	0.00	0.00	1,444.79	0.38
WYN - Utilities - Electric RMP	806.98	1.74	8,282.52	2.17
WYN - 1624 WG Landscape	1,068.79	2.30	2,870.48	0.75
WYN - 10791 WPD Pool House	871.17	1.88	9,490.29	2.48
WYN - Water - 10824 S 1625 W Landscape	657.38	1.42	1,862.34	0.49
WYN - Water - 1539 WVL Landscape	1,269.78	2.74	2,947.05	0.77
WYN - Water - 1561 WVL Landscape	1,529.15	3.30	3,865.90	1.01
WYN - Water - 1595 WVL Landscape	33.50	0.07	301.50	0.08
WYN - Water - 1624 WPD Landscape	1,654.31	3.57	4,228.56	1.11
WYN-Additional landscape improvements/ water repairs	3,306.00	7.13	12,406.00	3.25
Total Wyngate HOA	23,625.11	50.92	355,039.57	92.95
Property Management				
Management Fee	1,600.00	3.45	14,400.00	3.77
Total Property Management	1,600.00	3.45	14,400.00	3.77
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	25,225.11	54.37	369,454.57	96.72
NOI - Net Operating Income	21,170.74	45.63	12,509.38	3.28
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	2,451.46	0.64

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	3,374.55	7.27	14,570.70	3.81
Total Other Income	3,374.55	7.27	17,022.16	4.46
Net Other Income	3,374.55	7.27	17,022.16	4.46
Total Income	49,770.40	107.27	398,986.11	104.46
Total Expense	25,225.11	54.37	369,454.57	96.72
Net Income	24,545.29	52.90	29,531.54	7.73