

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,214.12
Savings/Reserve Account	35.44
Money Market / Capital Reserve	247,671.65
Wyngate AFCU CD - 12 Month	102,522.94
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	571,978.59
TOTAL ASSETS	571,978.59
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	17,679.13
Total Liabilities	17,679.13
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	36,507.62
Calculated Prior Years Retained Earnings	457,242.96
Total Capital	554,299.46
TOTAL LIABILITIES & CAPITAL	571,978.59

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Oct 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	42,731.19	97.40	415,996.31	97.66
Clubhouse / Pool	0.00	0.00	300.00	0.07
Fine & Violation	140.00	0.32	1,165.00	0.27
Interest Income	53.68	0.12	441.33	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	643.00	1.47	6,034.00	1.42
WYN - General Fund Fee	200.00	0.46	1,600.00	0.38
NSF Fees Collected	20.00	0.05	80.00	0.02
Late Fee	86.14	0.20	336.89	0.08
Total Operating Income	43,874.01	100.00	425,953.53	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,432.20	7.82	34,337.00	8.06
WYN - Welch/HOA admin/office/meeting expense	-12.00	-0.03	155.00	0.04
WYN - Internet	4,320.00	9.85	38,880.00	9.13
WYN - Landscaping / Snow Removal	5,704.46	13.00	113,572.06	26.66
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	10,992.00	25.05	21,015.93	4.93
WYN - Tax Preparation	0.00	0.00	494.00	0.12
WYN - Maintenance - Building-roof,painting,stucco	450.00	1.03	47,675.13	11.19
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	595.00	1.36	13,337.35	3.13
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	302.24	0.07
WYN - Pool - chemicals,cleaing supplies	0.00	0.00	576.93	0.14
WYN - Pool - Operating Labor - Daily	0.00	0.00	8,068.10	1.89
WYN - Pool - License & Fees State &	0.00	0.00	405.00	0.10

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	0.00	0.00	1,371.26	0.32
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	250.00	0.06
WYN - TV	6,570.50	14.98	58,852.30	13.82
WYN - Utilities - Dumpster Fees	0.00	0.00	1,444.79	0.34
WYN - Utilities - Electric RMP	0.00	0.00	8,282.52	1.94
WYN - 1624 WG Landscape	684.11	1.56	3,554.59	0.83
WYN - 10791 WPD Pool House	856.68	1.95	10,346.97	2.43
WYN - Water - 10824 S 1625 W Landscape	672.92	1.53	2,535.26	0.60
WYN - Water - 1539 WVL Landscape	604.30	1.38	3,551.35	0.83
WYN - Water - 1561 WVL Landscape	797.24	1.82	4,663.14	1.09
WYN - Water - 1595 WVL Landscape	33.50	0.08	335.00	0.08
WYN - Water - 1624 WPD Landscape	789.47	1.80	5,018.03	1.18
WYN-Additional landscape improvements/ water repairs	0.00	0.00	12,406.00	2.91
Total Wyngate HOA	36,515.38	83.23	391,554.95	91.92
Property Management				
Management Fee	1,600.00	3.65	16,000.00	3.76
Total Property Management	1,600.00	3.65	16,000.00	3.76
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	38,115.38	86.87	407,569.95	95.68
NOI - Net Operating Income	5,758.63	13.13	18,383.58	4.32
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	2,451.46	0.58

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	1,101.88	2.51	15,672.58	3.68
Total Other Income	1,101.88	2.51	18,124.04	4.25
Net Other Income	1,101.88	2.51	18,124.04	4.25
Total Income	44,975.89	102.51	444,077.57	104.25
Total Expense	38,115.38	86.87	407,569.95	95.68
Net Income	6,860.51	15.64	36,507.62	8.57