

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,455.63
Savings/Reserve Account	35.44
Money Market / Capital Reserve	248,363.77
Wyngate AFCU CD - 12 Month	102,956.57
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	569,345.85
TOTAL ASSETS	569,345.85
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,166.07
Total Liabilities	15,166.07
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	36,387.94
Calculated Prior Years Retained Earnings	457,242.96
Total Capital	554,179.78
TOTAL LIABILITIES & CAPITAL	569,345.85

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Nov 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	41,079.39	97.98	456,956.27	97.67
Clubhouse / Pool	0.00	0.00	300.00	0.06
Fine & Violation	10.00	0.02	1,259.43	0.27
Interest Income	0.00	0.00	441.33	0.09
Deposit - Pool Key	0.00	0.00	0.00	0.00
Parking Fine	0.00	0.00	0.00	0.00
Parking Permit	638.00	1.52	6,672.00	1.43
WYN - General Fund Fee	200.00	0.48	1,800.00	0.38
NSF Fees Collected	0.00	0.00	80.00	0.02
Late Fee	0.00	0.00	336.89	0.07
Total Operating Income	41,927.39	100.00	467,845.92	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	11,137.06	26.56	45,474.06	9.72
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	155.00	0.03
WYN - Internet	8,640.00	20.61	47,520.00	10.16
WYN - Landscaping / Snow Removal	0.00	0.00	113,572.06	24.28
WYN - Landscaping additions/Improvements/reimbursements/Tree	0.00	0.00	21,015.93	4.49
WYN - Tax Preparation	0.00	0.00	494.00	0.11
WYN - Maintenance - Building-roof,painting,stucco	0.00	0.00	47,675.13	10.19
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	2,953.00	7.04	16,290.35	3.48
WYN - Office Supplies/Flag/Gifts/Misc./Parking Stickers	0.00	0.00	302.24	0.06
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	576.93	0.12
WYN - Pool - Operating Labor - Daily	0.00	0.00	8,068.10	1.72
WYN - Pool - License & Fees State &	0.00	0.00	405.00	0.09

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	362.00	0.86	1,733.26	0.37
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	275.00	0.06
WYN - TV	13,141.00	31.34	71,993.30	15.39
WYN - Utilities - Dumpster Fees	0.00	0.00	1,444.79	0.31
WYN - Utilities - Electric RMP	1,507.60	3.60	9,790.12	2.09
WYN - 1624 WG Landscape	293.31	0.70	3,847.90	0.82
WYN - 10791 WPD Pool House	840.12	2.00	11,187.09	2.39
WYN - Water - 10824 S 1625 W Landscape	424.28	1.01	2,959.54	0.63
WYN - Water - 1539 WVL Landscape	721.15	1.72	4,272.50	0.91
WYN - Water - 1561 WVL Landscape	693.64	1.65	5,356.78	1.14
WYN - Water - 1595 WVL Landscape	33.50	0.08	368.50	0.08
WYN - Water - 1624 WPD Landscape	766.16	1.83	5,784.19	1.24
WYN-Additional landscape improvements/ water repairs	0.00	0.00	12,406.00	2.65
Total Wyngate HOA	41,537.82	99.07	433,092.77	92.57
Property Management				
Management Fee	1,600.00	3.82	17,600.00	3.76
Total Property Management	1,600.00	3.82	17,600.00	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	43,137.82	102.89	450,707.77	96.34
NOI - Net Operating Income	-1,210.43	-2.89	17,138.15	3.66
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	2,451.46	0.52

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Interest on Bank Accounts	1,125.75	2.68	16,798.33	3.59
Total Other Income	1,125.75	2.68	19,249.79	4.11
Net Other Income	1,125.75	2.68	19,249.79	4.11
Total Income	43,053.14	102.68	487,095.71	104.11
Total Expense	43,137.82	102.89	450,707.77	96.34
Net Income	-84.68	-0.20	36,387.94	7.78