

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,373.51
Savings/Reserve Account	35.44
Money Market / Capital Reserve	250,388.00
Wyngate AFCU CD - 12 Month	103,377.99
Wyngate GWCU Savings	5.01
Wyngate GWCU CD - 21 Month #1	102,430.53
Wyngate GWCU CD - 21 Month #2	102,430.53
Total Cash	576,041.01
TOTAL ASSETS	576,041.01
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,482.36
Total Liabilities	16,482.36
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	41,551.78
Calculated Prior Years Retained Earnings	457,457.99
Total Capital	559,558.65
TOTAL LIABILITIES & CAPITAL	576,041.01

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Dec 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	40,454.95	98.14	497,671.22	97.71
Clubhouse / Pool	0.00	0.00	300.00	0.06
Fine & Violation	260.00	0.63	1,519.43	0.30
Interest Income	3.98	0.01	445.31	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	490.00	1.19	7,162.00	1.41
WYN - General Fund Fee	0.00	0.00	1,800.00	0.35
NSF Fees Collected	0.00	0.00	80.00	0.02
Late Fee	13.25	0.03	350.14	0.07
Total Operating Income	41,222.18	100.00	509,328.10	100.00
Expense				
Wyngate HOA				
WYN- Concrete & Asphalt Repair	4,000.00	9.70	4,000.00	0.79
WYN - C&L/D&O/EQ Insurance	-802.82	-1.95	44,671.24	8.77
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	155.00	0.03
WYN - Internet	4,320.00	10.48	51,840.00	10.18
WYN - Landscaping / Snow Removal	7,354.46	17.84	120,926.52	23.74
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	2,213.29	5.37	23,229.22	4.56
WYN - Tax Preparation	0.00	0.00	494.00	0.10
WYN - Maintenance - Building-roof,painting,stucco	3,902.00	9.47	51,577.13	10.13
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	210.00	0.51	16,500.35	3.24
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	0.11
WYN - Pool - Operating Labor - Daily	0.00	0.00	8,068.10	1.58

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	405.00	0.08
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	0.02
WYN - Pool Utilities - Gas, equal billing	181.00	0.44	1,914.26	0.38
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	300.00	0.06
WYN - Reserves	9,137.00	22.17	9,137.00	1.79
WYN - TV	6,570.50	15.94	78,563.80	15.42
WYN - Utilities - Dumpster Fees	0.00	0.00	1,444.79	0.28
WYN - Utilities - Electric RMP	0.00	0.00	9,790.12	1.92
WYN - 1624 WG Landscape	61.14	0.15	3,909.04	0.77
WYN - 10791 WPD Pool House	838.05	2.03	12,025.14	2.36
WYN - Water - 10824 S 1625 W Landscape	37.00	0.09	2,996.54	0.59
WYN - Water - 1539 WVL Landscape	33.50	0.08	4,306.00	0.85
WYN - Water - 1561 WVL Landscape	37.00	0.09	5,393.78	1.06
WYN - Water - 1595 WVL Landscape	33.50	0.08	402.00	0.08
WYN - Water - 1624 WPD Landscape	37.00	0.09	5,821.19	1.14
WYN-Additional landscape improvements/ water repairs	0.00	0.00	12,406.00	2.44
Total Wyngate HOA	38,187.62	92.64	471,280.39	92.53
Property Management				
Management Fee	1,600.00	3.88	19,200.00	3.77
Total Property Management	1,600.00	3.88	19,200.00	3.77
Bank Fees / Interest	0.00	0.00	15.00	0.00
Total Operating Expense	39,787.62	96.52	490,495.39	96.30
NOI - Net Operating Income	1,434.56	3.48	18,832.71	3.70
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	2,451.46	0.48
Interest on Bank Accounts	3,469.28	8.42	20,267.61	3.98

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	3,469.28	8.42	22,719.07	4.46
Net Other Income	3,469.28	8.42	22,719.07	4.46
Total Income	44,691.46	108.42	532,047.17	104.46
Total Expense	39,787.62	96.52	490,495.39	96.30
Net Income	4,903.84	11.90	41,551.78	8.16