

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 01/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,390.38
Savings/Reserve Account	35.44
Money Market / Capital Reserve	263,276.16
Wyngate AFCU CD - 12 Month	103,815.24
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	593,383.29
TOTAL ASSETS	593,383.29
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,680.29
Total Liabilities	15,680.29
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	18,159.35
Calculated Prior Years Retained Earnings	498,994.77
Total Capital	577,703.00
TOTAL LIABILITIES & CAPITAL	593,383.29

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jan 2024

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	50,674.95	98.14	50,674.95	98.14
Fine & Violation	420.57	0.81	420.57	0.81
Interest Income	3.88	0.01	3.88	0.01
Parking Permit	521.00	1.01	521.00	1.01
Late Fee	12.92	0.03	12.92	0.03
Total Operating Income	51,633.32	100.00	51,633.32	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	19,302.02	37.38	19,302.02	37.38
WYN - Internet	4,320.00	8.37	4,320.00	8.37
WYN - Landscaping / Snow Removal	0.00	0.00	0.00	0.00
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	277.05	0.54	277.05	0.54
WYN - Maintenance - Building- roof,painting,stucco	0.00	0.00	0.00	0.00
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	177.58	0.34	177.58	0.34
WYN - Pool Utilities - Gas, equal billing	182.81	0.35	182.81	0.35
WYN - Pool Utilities - Sewer & Garbage	25.00	0.05	25.00	0.05
WYN - TV	6,937.70	13.44	6,937.70	13.44
WYN - Utilities - Electric RMP	900.03	1.74	900.03	1.74
WYN - 1624 WG Landscape	61.14	0.12	61.14	0.12
WYN - 10791 WPD Pool House	838.05	1.62	838.05	1.62
WYN - Water - 10824 S 1625 W Landscape	37.00	0.07	37.00	0.07
WYN - Water - 1539 WVL Landscape	33.50	0.06	33.50	0.06
WYN - Water - 1561 WVL Landscape	37.00	0.07	37.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.06	33.50	0.06
WYN - Water - 1624 WPD Landscape	37.00	0.07	37.00	0.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Wyngate HOA	33,199.38	64.30	33,199.38	64.30
Property Management				
Management Fee	1,600.00	3.10	1,600.00	3.10
Total Property Management	1,600.00	3.10	1,600.00	3.10
Total Operating Expense	34,799.38	67.40	34,799.38	67.40
NOI - Net Operating Income	16,833.94	32.60	16,833.94	32.60
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1,325.41	2.57	1,325.41	2.57
Total Other Income	1,325.41	2.57	1,325.41	2.57
Net Other Income	1,325.41	2.57	1,325.41	2.57
Total Income	52,958.73	102.57	52,958.73	102.57
Total Expense	34,799.38	67.40	34,799.38	67.40
Net Income	18,159.35	35.17	18,159.35	35.17