

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,819.77
Savings/Reserve Account	35.44
Money Market / Capital Reserve	286,984.01
Wyngate AFCU CD - 12 Month	104,254.34
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	614,959.63
TOTAL ASSETS	614,959.63
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	15,670.96
Total Liabilities	15,670.96
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	39,745.02
Calculated Prior Years Retained Earnings	498,994.77
Total Capital	599,288.67
TOTAL LIABILITIES & CAPITAL	614,959.63

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Feb 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	49,829.80	98.88	100,974.75	98.52
Fine & Violation	50.00	0.10	470.57	0.46
Interest Income	0.00	0.00	3.88	0.00
Parking Permit	512.00	1.02	1,033.00	1.01
WYN - General Fund Fee	0.00	0.00	0.00	0.00
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	12.92	0.01
Total Operating Income	50,391.80	100.00	102,495.12	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,491.16	6.93	22,793.18	22.24
WYN - Welch/HOA admin/office/meeting expense	837.00	1.66	837.00	0.82
WYN - Internet	4,320.00	8.57	8,640.00	8.43
WYN - Landscaping / Snow Removal	4,625.00	9.18	4,625.00	4.51
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	277.05	0.27
WYN - Tax Preparation	0.00	0.00	0.00	0.00
WYN - Maintenance - Building-roof,painting,stucco	1,360.00	2.70	1,360.00	1.33
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	3,565.00	7.07	3,565.00	3.48
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	177.58	0.17
WYN - Pool Utilities - Gas, equal billing	181.00	0.36	363.81	0.35
WYN - Pool Utilities - Sewer & Garbage	33.00	0.07	58.00	0.06
WYN - TV	6,937.70	13.77	13,875.40	13.54
WYN - Utilities - Electric RMP	1,811.95	3.60	2,711.98	2.65
WYN - 1624 WG Landscape	61.14	0.12	122.28	0.12
WYN - 10791 WPD Pool House	1,427.13	2.83	2,265.18	2.21

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Water - 10824 S 1625 W Landscape	37.00	0.07	74.00	0.07
WYN - Water - 1539 WVL Landscape	33.50	0.07	67.00	0.07
WYN - Water - 1561 WVL Landscape	37.00	0.07	74.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.07	67.00	0.07
WYN - Water - 1624 WPD Landscape	37.00	0.07	74.00	0.07
Total Wyngate HOA	28,828.08	57.21	62,027.46	60.52
Property Management				
Management Fee	1,760.00	3.49	3,360.00	3.28
Total Property Management	1,760.00	3.49	3,360.00	3.28
Total Operating Expense	30,588.08	60.70	65,387.46	63.80
NOI - Net Operating Income	19,803.72	39.30	37,107.66	36.20
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1,311.95	2.60	2,637.36	2.57
Total Other Income	1,311.95	2.60	2,637.36	2.57
Net Other Income	1,311.95	2.60	2,637.36	2.57
Total Income	51,703.75	102.60	105,132.48	102.57
Total Expense	30,588.08	60.70	65,387.46	63.80
Net Income	21,115.67	41.90	39,745.02	38.78