

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 03/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,670.85
Savings/Reserve Account	35.44
Money Market / Capital Reserve	207,052.08
Wyngate AFCU CD - 12 Month	104,666.84
Wyngate GWCU Savings	5.01
Wyngate GWCU CD - 21 Month #1	103,596.88
Wyngate GWCU CD - 21 Month #2	103,596.88
Wyngate AFCU CD - 5 Month	100,000.00
Total Cash	638,623.98
TOTAL ASSETS	638,623.98
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,914.02
Total Liabilities	16,914.02
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	62,166.31
Calculated Prior Years Retained Earnings	498,994.77
Total Capital	621,709.96
TOTAL LIABILITIES & CAPITAL	638,623.98

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Mar 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	49,681.18	98.74	150,655.93	98.59
Fine & Violation	110.00	0.22	580.57	0.38
Interest Income	4.88	0.01	8.76	0.01
Parking Permit	483.00	0.96	1,516.00	0.99
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	35.00	0.07	47.92	0.03
Total Operating Income	50,314.06	100.00	152,809.18	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,491.16	6.94	26,284.34	17.20
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	837.00	0.55
WYN - Internet	4,320.00	8.59	12,960.00	8.48
WYN - Landscaping / Snow Removal	1,650.00	3.28	6,275.00	4.11
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	277.05	0.18
WYN - Tax Preparation	6,697.00	13.31	6,697.00	4.38
WYN - Maintenance - Building- roof, painting, stucco	0.00	0.00	1,360.00	0.89
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	4,144.05	8.24	7,709.05	5.04
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	177.58	0.12
WYN - Pool - License & Fees State & Timpview Analytical	405.00	0.80	405.00	0.27
WYN - Pool Utilities - Gas, equal billing	181.00	0.36	544.81	0.36
WYN - Pool Utilities - Sewer & Garbage	33.00	0.07	91.00	0.06
WYN - TV	6,937.70	13.79	20,813.10	13.62
WYN - Utilities - Electric RMP	809.94	1.61	3,521.92	2.30
WYN - 1624 WG	61.14	0.12	183.42	0.12

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Landscape				
WYN - 10791 WPD Pool House	838.05	1.67	3,103.23	2.03
WYN - Water - 10824 S 1625 W Landscape	37.00	0.07	111.00	0.07
WYN - Water - 1539 WWL Landscape	33.50	0.07	100.50	0.07
WYN - Water - 1561 WWL Landscape	37.00	0.07	111.00	0.07
WYN - Water - 1595 WWL Landscape	33.50	0.07	100.50	0.07
WYN - Water - 1624 WPD Landscape	37.00	0.07	111.00	0.07
Total Wyngate HOA	29,746.04	59.12	91,773.50	60.06
Property Management				
Management Fee	1,760.00	3.50	5,120.00	3.35
Total Property Management	1,760.00	3.50	5,120.00	3.35
Total Operating Expense	31,506.04	62.62	96,893.50	63.41
NOI - Net Operating Income	18,808.02	37.38	55,915.68	36.59
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	3,613.27	7.18	6,250.63	4.09
Total Other Income	3,613.27	7.18	6,250.63	4.09
Net Other Income	3,613.27	7.18	6,250.63	4.09
Total Income	53,927.33	107.18	159,059.81	104.09
Total Expense	31,506.04	62.62	96,893.50	63.41
Net Income	22,421.29	44.56	62,166.31	40.68