

## Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	29,586.19
Savings/Reserve Account	35.44
Money Market / Capital Reserve	541,134.42
<b>Total Cash</b>	<b>570,756.05</b>
<b>TOTAL ASSETS</b>	<b>570,756.05</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	15,920.32
<b>Total Liabilities</b>	<b>15,920.32</b>
<b>Capital</b>	
Retained Earnings	60,548.88
Calculated Retained Earnings	37,043.89
Calculated Prior Years Retained Earnings	457,242.96
<b>Total Capital</b>	<b>554,835.73</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>570,756.05</b>

# Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Mar 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	41,280.10	97.70	123,944.48	97.93
Fine & Violation	170.00	0.40	290.00	0.23
Interest Income	11.93	0.03	15.91	0.01
Parking Permit	563.50	1.33	1,854.00	1.46
WYN - General Fund Fee	200.00	0.47	400.00	0.32
NSF Fees Collected	0.00	0.00	20.00	0.02
Late Fee	26.50	0.06	39.75	0.03
<b>Total Operating Income</b>	<b>42,252.03</b>	<b>100.00</b>	<b>126,564.14</b>	<b>100.00</b>
<b>Expense</b>				
<b>Wyngate HOA</b>				
WYN - C&L/D&O/EQ Insurance	3,432.20	8.12	10,296.60	8.14
WYN - Welch/HOA admin/office/meeting expense	28.75	0.07	28.75	0.02
WYN - Internet	4,320.00	10.22	12,960.00	10.24
WYN - Landscaping / Snow Removal	21,535.00	50.97	39,787.00	31.44
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	1,388.40	3.29	2,010.69	1.59
WYN - Tax Preparation	383.00	0.91	494.00	0.39
WYN - Maintenance - Building-roof,painting,stucco	1,865.00	4.41	4,348.50	3.44
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	175.00	0.41	175.00	0.14
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	0.00	0.00
WYN - Pool - License & Fees State & Timpview Analytical	405.00	0.96	405.00	0.32
WYN - Pool Utilities - Gas, equal billing	126.26	0.30	505.26	0.40
WYN - Pool Utilities - Sewer & Garbage	25.00	0.06	75.00	0.06
WYN - TV	6,570.50	15.55	19,429.30	15.35
WYN - Utilities - Electric RMP	1,703.08	4.03	3,624.36	2.86
WYN - 1624 WG Landscape	60.44	0.14	181.32	0.14

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - 10791 WPD Pool House	792.86	1.88	2,378.58	1.88
WYN - Water - 10824 S 1625 W Landscape	37.00	0.09	111.00	0.09
WYN - Water - 1539 WVL Landscape	33.50	0.08	100.50	0.08
WYN - Water - 1561 WVL Landscape	37.00	0.09	111.00	0.09
WYN - Water - 1595 WVL Landscape	33.50	0.08	100.50	0.08
WYN - Water - 1624 WPD Landscape	37.00	0.09	111.00	0.09
<b>Total Wyngate HOA</b>	<b>42,988.49</b>	<b>101.74</b>	<b>97,233.36</b>	<b>76.83</b>
<b>Property Management</b>				
Management Fee	1,600.00	3.79	4,800.00	3.79
<b>Total Property Management</b>	<b>1,600.00</b>	<b>3.79</b>	<b>4,800.00</b>	<b>3.79</b>
<b>Total Operating Expense</b>	<b>44,588.49</b>	<b>105.53</b>	<b>102,033.36</b>	<b>80.62</b>
<b>NOI - Net Operating Income</b>	<b>-2,336.46</b>	<b>-5.53</b>	<b>24,530.78</b>	<b>19.38</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	-8,261.07	-19.55	8,606.22	6.80
Interest on Bank Accounts	1,410.27	3.34	3,906.89	3.09
<b>Total Other Income</b>	<b>-6,850.80</b>	<b>-16.21</b>	<b>12,513.11</b>	<b>9.89</b>
<b>Net Other Income</b>	<b>-6,850.80</b>	<b>-16.21</b>	<b>12,513.11</b>	<b>9.89</b>
Total Income	35,401.23	83.79	139,077.25	109.89
Total Expense	44,588.49	105.53	102,033.36	80.62
<b>Net Income</b>	<b>-9,187.26</b>	<b>-21.74</b>	<b>37,043.89</b>	<b>29.27</b>