

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	15,020.26
Savings/Reserve Account	35.44
Money Market / Capital Reserve	207,630.69
Wyngate AFCU CD - 12 Month	105,109.54
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	100,435.70
Total Cash	635,430.40
TOTAL ASSETS	635,430.40
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	18,630.19
Total Liabilities	18,630.19
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	57,256.56
Calculated Prior Years Retained Earnings	498,994.77
Total Capital	616,800.21
TOTAL LIABILITIES & CAPITAL	635,430.40

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Apr 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	51,882.34	98.49	202,538.27	98.56
Fine & Violation	0.00	0.00	580.57	0.28
Interest Income	8.86	0.02	17.62	0.01
Parking Permit	691.00	1.31	2,207.00	1.07
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	96.50	0.18	144.42	0.07
Total Operating Income	52,678.70	100.00	205,487.88	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	3,491.16	6.63	29,775.50	14.49
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	837.00	0.41
WYN - Internet	4,320.00	8.20	17,280.00	8.41
WYN - Landscaping / Snow Removal	32,665.00	62.01	38,940.00	18.95
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	2,844.00	5.40	3,121.05	1.52
WYN - Tax Preparation	0.00	0.00	6,697.00	3.26
WYN - Maintenance - Building-roof,painting,stucco	4,548.90	8.64	5,908.90	2.88
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	425.00	0.81	8,134.05	3.96
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	177.58	0.09
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	405.00	0.20
WYN - Pool Utilities - Gas, equal billing	181.00	0.34	725.81	0.35
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	124.00	0.06
WYN - TV	6,937.70	13.17	27,750.80	13.50
WYN - Utilities - Electric RMP	762.51	1.45	4,284.43	2.09
WYN - 1624 WG	61.14	0.12	244.56	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	1.59	3,941.28	1.92
WYN - Water - 10824 S 1625 W Landscape	37.00	0.07	148.00	0.07
WYN - Water - 1539 WVL Landscape	33.50	0.06	134.00	0.07
WYN - Water - 1561 WVL Landscape	37.00	0.07	148.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.06	134.00	0.07
WYN - Water - 1624 WPD Landscape	37.00	0.07	148.00	0.07
Total Wyngate HOA	57,285.46	108.75	149,058.96	72.54
Property Management				
Management Fee	1,760.00	3.34	6,880.00	3.35
Total Property Management	1,760.00	3.34	6,880.00	3.35
Total Operating Expense	59,045.46	112.09	155,938.96	75.89
NOI - Net Operating Income	-6,366.76	-12.09	49,548.92	24.11
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1,457.01	2.77	7,707.64	3.75
Total Other Income	1,457.01	2.77	7,707.64	3.75
Net Other Income	1,457.01	2.77	7,707.64	3.75
Total Income	54,135.71	102.77	213,195.52	103.75
Total Expense	59,045.46	112.09	155,938.96	75.89
Net Income	-4,909.75	-9.32	57,256.56	27.86