

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	34,554.80
Savings/Reserve Account	35.44
Money Market / Capital Reserve	213,148.57
Wyngate AFCU CD - 12 Month	105,552.73
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	100,859.18
Total Cash	661,349.49
TOTAL ASSETS	661,349.49
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	21,605.93
Total Liabilities	21,605.93
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	80,199.91
Calculated Prior Years Retained Earnings	498,994.77
Total Capital	639,743.56
TOTAL LIABILITIES & CAPITAL	661,349.49

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: May 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	49,295.75	98.45	251,834.02	98.54
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	580.57	0.23
Interest Income	0.00	0.00	17.62	0.01
Parking Permit	576.00	1.15	2,783.00	1.09
WYN - General Fund Fee	200.00	0.40	200.00	0.08
NSF Fees Collected	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	144.42	0.06
Total Operating Income	50,071.75	100.00	255,559.63	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	0.00	0.00	29,775.50	11.65
WYN - Welch/HOA admin/office/meeting expense	30.00	0.06	867.00	0.34
WYN - Internet	4,320.00	8.63	21,600.00	8.45
WYN - Landscaping / Snow Removal	0.00	0.00	38,940.00	15.24
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	2,359.54	4.71	5,480.59	2.14
WYN - Tax Preparation	0.00	0.00	6,697.00	2.62
WYN - Maintenance - Building-roof,painting,stucco	2,099.87	4.19	8,008.77	3.13
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	0.00	8,134.05	3.18
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	177.58	0.07
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	0.00	0.00
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	405.00	0.16
WYN - Pool Utilities - Gas, equal billing	181.00	0.36	906.81	0.35
WYN - Pool Utilities - Sewer & Garbage	33.00	0.07	157.00	0.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Reserves	9,137.00	18.25	9,137.00	3.58
WYN - TV	6,937.70	13.86	34,688.50	13.57
WYN - Utilities - Electric RMP	663.64	1.33	4,948.07	1.94
WYN - 1624 WG Landscape	61.14	0.12	305.70	0.12
WYN - 10791 WPD Pool House	838.05	1.67	4,779.33	1.87
WYN - Water - 10824 S 1625 W Landscape	37.00	0.07	185.00	0.07
WYN - Water - 1539 WVL Landscape	35.57	0.07	169.57	0.07
WYN - Water - 1561 WVL Landscape	37.00	0.07	185.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.07	167.50	0.07
WYN - Water - 1624 WPD Landscape	37.00	0.07	185.00	0.07
Total Wyngate HOA	26,841.01	53.61	175,899.97	68.83
Property Management				
Management Fee	1,760.00	3.51	8,640.00	3.38
Total Property Management	1,760.00	3.51	8,640.00	3.38
Total Operating Expense	28,601.01	57.12	184,539.97	72.21
NOI - Net Operating Income	21,470.74	42.88	71,019.66	27.79
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	0.00	0.00
Interest on Bank Accounts	1,472.61	2.94	9,180.25	3.59
Total Other Income	1,472.61	2.94	9,180.25	3.59
Net Other Income	1,472.61	2.94	9,180.25	3.59
Total Income	51,544.36	102.94	264,739.88	103.59
Total Expense	28,601.01	57.12	184,539.97	72.21
Net Income	22,943.35	45.82	80,199.91	31.38