## Balance Sheet

**Properties:** Wyngate - Wyngate HOA South Jordan, UT 84095

**As of:** 09/30/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

| Account Name | Balance |
|---|---|
| **ASSETS** | |
| **Cash** | |
| Checking - Cash in Bank | 14,832.63 |
| Savings/Reserve Account | 35.44 |
| Money Market / Capital Reserve | 512,267.76 |
| Wyngate AFCU CD - 12 Month | 112,624.65 |
| Wyngate GWCU Savings | 5.01 |
| Wyngate GWCU CD #1 | 110,685.60 |
| Wyngate GWCU CD #2 | 110,685.60 |
| Wyngate AFCU CD - 5 Month | 107,407.25 |
| **Total Cash** | **968,543.94** |
| TOTAL ASSETS | **968,543.94** |
| | |
| **LIABILITIES & CAPITAL** | |
| **Liabilities** | |
| Prepaid Rent | 20,782.85 |
| **Total Liabilities** | **20,782.85** |
| **Capital** | |
| Retained Earnings | 60,548.88 |
| Calculated Retained Earnings | 189,442.52 |
| Calculated Prior Years Retained Earnings | 697,769.69 |
| **Total Capital** | **947,761.09** |
| TOTAL LIABILITIES & CAPITAL | **968,543.94** |

# Income Statement

**Welch Randall**

**Properties:** Wyngate - Wyngate HOA South Jordan, UT 84095

**As of:** Sep 2025

**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 | 53,455.00 | 98.86 | 478,546.23 | 98.44 |
| Clubhouse / Pool | 0.00 | 0.00 | 250.00 | 0.05 |
| Fine & Violation | 0.00 | 0.00 | 224.00 | 0.05 |
| Interest Income | 0.00 | 0.00 | 357.02 | 0.07 |
| Parking Permit | 617.00 | 1.14 | 5,013.00 | 1.03 |
| WYN - General Fund Fee | 0.00 | 0.00 | 1,200.00 | 0.25 |
| Late Fee | 0.00 | 0.00 | 519.50 | 0.11 |
| **Total Operating Income** | **54,072.00** | **100.00** | **486,109.75** | **100.00** |
| **Expense** | | | | |
| **Wyngate HOA** | | | | |
| WYN- Concrete & Asphalt Repair | 1,800.00 | 3.33 | 1,800.00 | 0.37 |
| WYN - C&L/D&O/EQ Insurance | 0.00 | 0.00 | 47,125.00 | 9.69 |
| WYN - Welch/HOA admin/office/meeting expense | 16.25 | 0.03 | 221.00 | 0.05 |
| WYN - Internet | 4,320.00 | 7.99 | 43,200.00 | 8.89 |
| WYN - Landscaping / Snow Removal | 6,250.00 | 11.56 | 62,650.00 | 12.89 |
| WYN - Landscaping additions/ Improvements/ reimbursements/ Tree | 525.02 | 0.97 | 1,933.18 | 0.40 |
| WYN - Legal Fees/ exp | 0.00 | 0.00 | 1,920.00 | 0.39 |
| WYN - Tax Preparation | 0.00 | 0.00 | 9,102.00 | 1.87 |
| WYN - Maintenance - Building- roof,painting,stucco | 0.00 | 0.00 | 3,000.00 | 0.62 |
| WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies | 1,850.00 | 3.42 | 9,529.89 | 1.96 |
| WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers | 0.00 | 0.00 | 193.05 | 0.04 |
| WYN - Pool - chemicals,cleaning supplies | 378.17 | 0.70 | 2,499.65 | 0.51 |
| WYN - Pool - Operating Labor - Daily | 0.00 | 0.00 | 0.00 | 0.00 |
| WYN - Pool - License | 0.00 | 0.00 | 515.00 | 0.11 |

## Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---|---|---|---|---|
| & Fees State & Timpview Analytical | | | | |
| WYN - Pool - Misc/ Furniture improvements | 0.00 | 0.00 | 0.00 | 0.00 |
| WYN - Pool Utilities - Gas, equal billing | 80.00 | 0.15 | 973.77 | 0.20 |
| WYN - Pool Utilities - Sewer & Garbage | 33.00 | 0.06 | 297.00 | 0.06 |
| WYN - Reserves | 0.00 | 0.00 | 1,798.00 | 0.37 |
| WYN - TV | 7,158.70 | 13.24 | 71,587.00 | 14.73 |
| WYN - Utilities - Dumpster Fees | 0.00 | 0.00 | 1,560.27 | 0.32 |
| WYN - Utilities - Electric RMP | 892.02 | 1.65 | 9,001.15 | 1.85 |
| WYN - 1624 WG Landscape | 1,199.19 | 2.22 | 3,469.51 | 0.71 |
| WYN - 10791 WPD Pool House | 1,636.41 | 3.03 | 8,842.00 | 1.82 |
| WYN - Water - 10824 S 1625 W Landscape | 937.55 | 1.73 | 2,687.09 | 0.55 |
| WYN - Water - 1539 WVL Landscape | 1,490.98 | 2.76 | 4,797.82 | 0.99 |
| WYN - Water - 1561 WVL Landscape | 1,693.95 | 3.13 | 4,820.29 | 0.99 |
| WYN - Water - 1595 WVL Landscape | 33.50 | 0.06 | 301.50 | 0.06 |
| WYN - Water - 1624 WPD Landscape | 1,654.30 | 3.06 | 5,769.59 | 1.19 |
| WYN-Additional landscape improvements/ water repairs | 5,970.00 | 11.04 | 6,900.00 | 1.42 |
| **Total Wyngate HOA** | **37,919.04** | **70.13** | **306,493.76** | **63.05** |
| **Property Management** | | | | |
| Management Fee | 1,760.00 | 3.25 | 15,840.00 | 3.26 |
| **Total Property Management** | **1,760.00** | **3.25** | **15,840.00** | **3.26** |
| **Total Operating Expense** | **39,679.04** | **73.38** | **322,333.76** | **66.31** |
| **NOI - Net Operating Income** | **14,392.96** | **26.62** | **163,775.99** | **33.69** |
| **Other Income & Expense** | | | | |
| **Other Income** | | | | |
| Interest on Bank Accounts | 4,592.68 | 8.49 | 25,666.53 | 5.28 |
| **Total Other Income** | **4,592.68** | **8.49** | **25,666.53** | **5.28** |
| **Net Other Income** | **4,592.68** | **8.49** | **25,666.53** | **5.28** |
| Total Income | 58,664.68 | 108.49 | 511,776.28 | 105.28 |
| Total Expense | 39,679.04 | 73.38 | 322,333.76 | 66.31 |



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