

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 04/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	7,975.51
Savings/Reserve Account	35.44
Money Market / Capital Reserve	416,699.86
Wyngate AFCU CD - 12 Month	110,630.25
Wyngate GWCU Savings	5.01
Wyngate GWCU CD #1	108,399.17
Wyngate GWCU CD #2	108,399.17
Wyngate AFCU CD - 5 Month	105,498.23
Total Cash	857,642.64
TOTAL ASSETS	857,642.64
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	21,672.34
Total Liabilities	21,672.34
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	77,651.73
Calculated Prior Years Retained Earnings	697,769.69
Total Capital	835,970.30
TOTAL LIABILITIES & CAPITAL	857,642.64

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Apr 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	52,825.00	97.95	212,881.23	98.23
Clubhouse / Pool	0.00	0.00	50.00	0.02
Fine & Violation	0.00	0.00	174.00	0.08
Interest Income	67.45	0.13	341.72	0.16
Parking Permit	370.00	0.69	2,024.00	0.93
WYN - General Fund Fee	600.00	1.11	800.00	0.37
Late Fee	70.00	0.13	449.50	0.21
Total Operating Income	53,932.45	100.00	216,720.45	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,092.81	7.59	34,846.55	16.08
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	46.75	0.02
WYN - Internet	4,320.00	8.01	21,600.00	9.97
WYN - Landscaping / Snow Removal	23,430.00	43.44	25,180.00	11.62
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	80.00	0.15	298.61	0.14
WYN - Tax Preparation	391.00	0.72	9,102.00	4.20
WYN - Maintenance - Building- roof,painting,stucco	0.00	0.00	2,400.00	1.11
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	0.00	1,855.00	0.86
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	0.00	0.00
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.24
WYN - Pool Utilities - Gas, equal billing	106.00	0.20	495.77	0.23
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	132.00	0.06
WYN - TV	7,158.70	13.27	35,793.50	16.52
WYN - Utilities - Electric RMP	729.66	1.35	4,557.25	2.10
WYN - 1624 WG	61.86	0.11	247.44	0.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Landscape				
WYN - 10791 WPD Pool House	886.05	1.64	3,544.20	1.64
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	0.06
WYN - Water - 1561 WVL Landscape	37.00	0.07	148.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.06	134.00	0.06
WYN - Water - 1624 WPD Landscape	37.00	0.07	148.00	0.07
WYN-Additional landscape improvements/ water repairs	0.00	0.00	930.00	0.43
Total Wyngate HOA	41,467.08	76.89	142,256.07	65.64
Property Management				
Management Fee	1,760.00	3.26	7,040.00	3.25
Total Property Management	1,760.00	3.26	7,040.00	3.25
Total Operating Expense	43,227.08	80.15	149,296.07	68.89
NOI - Net Operating Income	10,705.37	19.85	67,424.38	31.11
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2,052.28	3.81	10,227.35	4.72
Total Other Income	2,052.28	3.81	10,227.35	4.72
Net Other Income	2,052.28	3.81	10,227.35	4.72
Total Income	55,984.73	103.81	226,947.80	104.72
Total Expense	43,227.08	80.15	149,296.07	68.89
Net Income	12,757.65	23.65	77,651.73	35.83