Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095
As of: 04/30/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	475,861.35
Savings/Reserve Account	35.44
Money Market / Capital Reserve	810,402.06
Wyngate GWCU Savings	5.01
Total Cash	**1,286,303.86**
TOTAL ASSETS	**1,286,303.86**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,414.49
Total Liabilities	**14,414.49**
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	380,425.56
Calculated Prior Years Retained Earnings	830,914.93
Total Capital	**1,271,889.37**
TOTAL LIABILITIES & CAPITAL	**1,286,303.86**

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Apr 2026

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				
HOA - Special Assessment	142,728.95	73.39	419,766.46	65.40
Association Dues	51,044.99	26.25	219,997.50	34.28
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	81.27	0.04	81.27	0.01
Parking Permit	473.50	0.24	1,602.50	0.25
WYN - General Fund Fee	0.00	0.00	200.00	0.03
Late Fee	151.78	0.08	161.78	0.03
Total Operating Income	**194,480.49**	**100.00**	**641,809.51**	**100.00**
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,548.86	2.34	34,141.54	5.32
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	462.50	0.07
WYN - Internet	0.00	0.00	12,960.00	2.02
WYN - Landscaping / Snow Removal	8,610.00	4.43	12,210.00	1.90
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	900.00	0.46	900.00	0.14
WYN - Legal Fees/ exp	0.00	0.00	536.00	0.08
WYN - Tax Preparation	11,222.00	5.77	11,222.00	1.75
WYN - Maintenance - Building- roof,painting,stucco	150,465.00	77.37	152,355.00	23.74
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	1,777.00	0.91	1,777.00	0.28
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	151.48	0.02
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.08
WYN - Pool Utilities - Gas, equal billing	0.00	0.00	324.00	0.05
WYN - Pool Utilities - Sewer & Garbage	35.00	0.02	138.00	0.02

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - TV	0.00	0.00	22,445.10	3.50
WYN - Utilities - Electric RMP	690.30	0.35	4,488.23	0.70
WYN - 1624 WG Landscape	63.79	0.03	255.16	0.04
WYN - 10791 WPD Pool House	911.47	0.47	3,645.88	0.57
WYN - Water - 10824 S 1625 W Landscape	37.00	0.02	148.00	0.02
WYN - Water - 1539 WVL Landscape	33.50	0.02	134.00	0.02
WYN - Water - 1561 WVL Landscape	37.00	0.02	148.00	0.02
WYN - Water - 1595 WVL Landscape	33.50	0.02	134.00	0.02
WYN - Water - 1624 WPD Landscape	37.00	0.02	148.00	0.02
WYN-Additional landscape improvements/ water repairs	4,630.00	2.38	4,630.00	0.72
Total Wyngate HOA	**184,031.42**	**94.63**	**263,868.89**	**41.11**
Property Management				
Management Fee	1,760.00	0.90	7,040.00	1.10
Total Property Management	**1,760.00**	**0.90**	**7,040.00**	**1.10**
Total Operating Expense	**185,791.42**	**95.53**	**270,908.89**	**42.21**
NOI - Net Operating Income	**8,689.07**	**4.47**	**370,900.62**	**57.79**
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2,538.40	1.31	9,524.94	1.48
Total Other Income	**2,538.40**	**1.31**	**9,524.94**	**1.48**
Net Other Income	**2,538.40**	**1.31**	**9,524.94**	**1.48**
Total Income	197,018.89	101.31	651,334.45	101.48
Total Expense	185,791.42	95.53	270,908.89	42.21
Net Income	11,227.47	5.77	380,425.56	59.27