

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 08/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,791.67
Savings/Reserve Account	35.44
Money Market / Capital Reserve	494,075.26
Wyngate AFCU CD - 12 Month	112,217.68
Wyngate GWCU Savings	5.01
Wyngate GWCU CD #1	109,530.05
Wyngate GWCU CD #2	109,530.05
Wyngate AFCU CD - 5 Month	107,019.14
Total Cash	950,204.30
TOTAL ASSETS	950,204.30
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	21,428.85
Total Liabilities	21,428.85
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	170,456.88
Calculated Prior Years Retained Earnings	697,769.69
Total Capital	928,775.45
TOTAL LIABILITIES & CAPITAL	950,204.30

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Aug 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	51,827.00	98.58	425,091.23	98.39
Clubhouse / Pool	0.00	0.00	250.00	0.06
Fine & Violation	50.00	0.10	224.00	0.05
Interest Income	0.00	0.00	357.02	0.08
Parking Permit	696.00	1.32	4,396.00	1.02
WYN - General Fund Fee	0.00	0.00	1,200.00	0.28
Late Fee	0.00	0.00	519.50	0.12
Total Operating Income	52,573.00	100.00	432,037.75	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,092.82	7.79	47,125.00	10.91
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	204.75	0.05
WYN - Internet	4,320.00	8.22	38,880.00	9.00
WYN - Landscaping / Snow Removal	6,250.00	11.89	56,400.00	13.05
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	1,408.16	0.33
WYN - Legal Fees/ exp	0.00	0.00	1,920.00	0.44
WYN - Tax Preparation	0.00	0.00	9,102.00	2.11
WYN - Maintenance - Building- roof, painting, stucco	0.00	0.00	3,000.00	0.69
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	2,036.00	3.87	7,679.89	1.78
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	193.05	0.04
WYN - Pool - chemicals, cleaning supplies	40.00	0.08	2,121.48	0.49
WYN - Pool - Operating Labor - Daily	0.00	0.00	0.00	0.00
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.12

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Pool - Misc/ Furniture improvements	0.00	0.00	0.00	0.00
WYN - Pool Utilities - Gas, equal billing	80.00	0.15	893.77	0.21
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	264.00	0.06
WYN - Reserves	0.00	0.00	1,798.00	0.42
WYN - TV	7,158.70	13.62	64,428.30	14.91
WYN - Utilities - Dumpster Fees	0.00	0.00	1,560.27	0.36
WYN - Utilities - Electric RMP	927.37	1.76	8,109.13	1.88
WYN - 1624 WG Landscape	1,098.54	2.09	2,270.32	0.53
WYN - 10791 WPD Pool House	971.14	1.85	7,205.59	1.67
WYN - Water - 10824 S 1625 W Landscape	611.50	1.16	1,749.54	0.40
WYN - Water - 1539 WVL Landscape	1,268.54	2.41	3,306.84	0.77
WYN - Water - 1561 WVL Landscape	1,309.65	2.49	3,126.34	0.72
WYN - Water - 1595 WVL Landscape	33.50	0.06	268.00	0.06
WYN - Water - 1624 WPD Landscape	1,614.65	3.07	4,115.29	0.95
WYN-Additional landscape improvements/ water repairs	0.00	0.00	930.00	0.22
Total Wyngate HOA	31,845.41	60.57	268,574.72	62.16
Property Management				
Management Fee	1,760.00	3.35	14,080.00	3.26
Total Property Management	1,760.00	3.35	14,080.00	3.26
Total Operating Expense	33,605.41	63.92	282,654.72	65.42
NOI - Net Operating Income	18,967.59	36.08	149,383.03	34.58
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2,263.40	4.31	21,073.85	4.88
Total Other Income	2,263.40	4.31	21,073.85	4.88
Net Other Income	2,263.40	4.31	21,073.85	4.88
Total Income	54,836.40	104.31	453,111.60	104.88
Total Expense	33,605.41	63.92	282,654.72	65.42