

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 02/28/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	10,458.81
Savings/Reserve Account	35.44
Money Market / Capital Reserve	375,927.11
Wyngate AFCU CD - 12 Month	109,718.55
Wyngate GWCU Savings	5.01
Wyngate GWCU CD - 21 Month #1	107,202.87
Wyngate GWCU CD - 21 Month #2	107,202.87
Wyngate AFCU CD - 5 Month	104,767.07
Total Cash	815,317.73
TOTAL ASSETS	815,317.73
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	23,180.85
Total Liabilities	23,180.85
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	33,818.31
Calculated Prior Years Retained Earnings	697,769.69
Total Capital	792,136.88
TOTAL LIABILITIES & CAPITAL	815,317.73

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Feb 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	52,241.25	98.39	103,281.25	98.62
Clubhouse / Pool	0.00	0.00	50.00	0.05
Fine & Violation	159.00	0.30	184.00	0.18
Interest Income	0.00	0.00	9.00	0.01
Parking Permit	695.00	1.31	1,166.00	1.11
Late Fee	0.00	0.00	35.00	0.03
Total Operating Income	53,095.25	100.00	104,725.25	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	8,185.62	15.42	26,660.93	25.46
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	18.00	0.02
WYN - Internet	8,640.00	16.27	12,960.00	12.38
WYN - Landscaping / Snow Removal	0.00	0.00	1,750.00	1.67
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	0.00	0.00
WYN - Maintenance - Building-roof,painting,stucco	0.00	0.00	0.00	0.00
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	1,855.00	3.49	1,855.00	1.77
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	0.00	0.00
WYN - Pool Utilities - Gas, equal billing	107.77	0.20	283.77	0.27
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	66.00	0.06
WYN - TV	14,317.40	26.97	21,476.10	20.51
WYN - Utilities - Electric RMP	910.03	1.71	2,954.46	2.82
WYN - 1624 WG Landscape	61.86	0.12	123.72	0.12
WYN - 10791 WPD Pool House	886.05	1.67	1,772.10	1.69
WYN - Water - 10824 S 1625 W Landscape	37.00	0.07	74.00	0.07
WYN - Water - 1539 WVL Landscape	33.50	0.06	67.00	0.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Water - 1561 WVL Landscape	37.00	0.07	74.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.06	67.00	0.06
WYN - Water - 1624 WPD Landscape	37.00	0.07	74.00	0.07
WYN-Additional landscape improvements/ water repairs	930.00	1.75	930.00	0.89
Total Wyngate HOA	36,104.73	68.00	71,206.08	67.99
Property Management				
Management Fee	1,760.00	3.31	3,520.00	3.36
Total Property Management	1,760.00	3.31	3,520.00	3.36
Total Operating Expense	37,864.73	71.31	74,726.08	71.35
NOI - Net Operating Income	15,230.52	28.69	29,999.17	28.65
Other Income & Expense				
Other Income				
Interest on Bank Accounts	1,853.32	3.49	3,819.14	3.65
Total Other Income	1,853.32	3.49	3,819.14	3.65
Net Other Income	1,853.32	3.49	3,819.14	3.65
Total Income	54,948.57	103.49	108,544.39	103.65
Total Expense	37,864.73	71.31	74,726.08	71.35
Net Income	17,083.84	32.18	33,818.31	32.29