

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 07/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,033.08
Savings/Reserve Account	35.44
Money Market / Capital Reserve	473,404.07
Wyngate AFCU CD - 12 Month	111,812.18
Wyngate GWCU Savings	5.01
Wyngate GWCU CD #1	109,530.05
Wyngate GWCU CD #2	109,530.05
Wyngate AFCU CD - 5 Month	106,632.43
Total Cash	931,982.31
TOTAL ASSETS	931,982.31
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	24,437.85
Total Liabilities	24,437.85
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	149,225.89
Calculated Prior Years Retained Earnings	697,769.69
Total Capital	907,544.46
TOTAL LIABILITIES & CAPITAL	931,982.31

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jul 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	53,310.00	98.40	373,264.23	98.37
Clubhouse / Pool	150.00	0.28	250.00	0.07
Fine & Violation	0.00	0.00	174.00	0.05
Interest Income	15.30	0.03	357.02	0.09
Parking Permit	632.00	1.17	3,700.00	0.98
WYN - General Fund Fee	0.00	0.00	1,200.00	0.32
Late Fee	70.00	0.13	519.50	0.14
Total Operating Income	54,177.30	100.00	379,464.75	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,092.82	7.55	43,032.18	11.34
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	204.75	0.05
WYN - Internet	4,320.00	7.97	34,560.00	9.11
WYN - Landscaping / Snow Removal	6,250.00	11.54	50,150.00	13.22
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	965.24	1.78	1,408.16	0.37
WYN - Legal Fees/ exp	0.00	0.00	1,920.00	0.51
WYN - Tax Preparation	0.00	0.00	9,102.00	2.40
WYN - Maintenance - Building- roof, painting, stucco	0.00	0.00	3,000.00	0.79
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	0.00	0.00	5,643.89	1.49
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	193.05	0.05
WYN - Pool - chemicals, cleaning supplies	168.40	0.31	2,081.48	0.55
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	0.14

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	106.00	0.20	813.77	0.21
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	231.00	0.06
WYN - Reserves	0.00	0.00	1,798.00	0.47
WYN - TV	7,158.70	13.21	57,269.60	15.09
WYN - Utilities - Dumpster Fees	0.00	0.00	1,560.27	0.41
WYN - Utilities - Electric RMP	1,009.34	1.86	7,181.76	1.89
WYN - 1624 WG Landscape	792.06	1.46	1,171.78	0.31
WYN - 10791 WPD Pool House	918.15	1.69	6,234.45	1.64
WYN - Water - 10824 S 1625 W Landscape	826.16	1.52	1,138.04	0.30
WYN - Water - 1539 WVL Landscape	1,706.41	3.15	2,038.30	0.54
WYN - Water - 1561 WVL Landscape	1,463.05	2.70	1,816.69	0.48
WYN - Water - 1595 WVL Landscape	33.50	0.06	234.50	0.06
WYN - Water - 1624 WPD Landscape	2,118.08	3.91	2,500.64	0.66
WYN-Additional landscape improvements/ water repairs	0.00	0.00	930.00	0.25
Total Wyngate HOA	31,960.91	58.99	236,729.31	62.39
Property Management				
Management Fee	1,760.00	3.25	12,320.00	3.25
Total Property Management	1,760.00	3.25	12,320.00	3.25
Total Operating Expense	33,720.91	62.24	249,049.31	65.63
 NOI - Net Operating Income	 20,456.39	 37.76	 130,415.44	 34.37
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	2,167.64	4.00	18,810.45	4.96
Total Other Income	2,167.64	4.00	18,810.45	4.96
 Net Other Income	 2,167.64	 4.00	 18,810.45	 4.96
 Total Income	 56,344.94	 104.00	 398,275.20	 104.96
Total Expense	33,720.91	62.24	249,049.31	65.63

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	22,624.03	41.76	149,225.89	39.33