

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 06/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,754.69
Savings/Reserve Account	35.44
Money Market / Capital Reserve	452,800.40
Wyngate AFCU CD - 12 Month	111,421.14
Wyngate GWCU Savings	5.01
Wyngate GWCU CD #1	109,530.05
Wyngate GWCU CD #2	109,530.05
Wyngate AFCU CD - 5 Month	106,259.50
Total Cash	908,336.28
TOTAL ASSETS	908,336.28
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	23,415.85
Total Liabilities	23,415.85
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	126,601.86
Calculated Prior Years Retained Earnings	697,769.69
Total Capital	884,920.43
TOTAL LIABILITIES & CAPITAL	908,336.28

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jun 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	54,108.00	99.27	319,954.23	98.36
Clubhouse / Pool	0.00	0.00	100.00	0.03
Fine & Violation	0.00	0.00	174.00	0.05
Interest Income	0.00	0.00	341.72	0.11
Parking Permit	398.00	0.73	3,068.00	0.94
WYN - General Fund Fee	0.00	0.00	1,200.00	0.37
Late Fee	0.00	0.00	449.50	0.14
Total Operating Income	54,506.00	100.00	325,287.45	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,092.81	7.51	38,939.36	11.97
WYN - Welch/HOA admin/office/meeting expense	158.00	0.29	204.75	0.06
WYN - Internet	4,320.00	7.93	30,240.00	9.30
WYN - Landscaping / Snow Removal	15,267.00	28.01	43,900.00	13.50
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	80.00	0.15	442.92	0.14
WYN - Legal Fees/ exp	1,920.00	3.52	1,920.00	0.59
WYN - Tax Preparation	0.00	0.00	9,102.00	2.80
WYN - Maintenance - Building- roof, painting, stucco	600.00	1.10	3,000.00	0.92
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	3,788.89	6.95	5,643.89	1.74
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	193.05	0.35	193.05	0.06
WYN - Pool - chemicals, cleaning supplies	515.13	0.95	1,913.08	0.59
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.16
WYN - Pool - Misc/ Furniture improvements	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - Pool Utilities - Gas, equal billing	106.00	0.19	707.77	0.22
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	198.00	0.06
WYN - Reserves	0.00	0.00	1,798.00	0.55
WYN - TV	7,158.70	13.13	50,110.90	15.41
WYN - Utilities - Dumpster Fees	1,560.27	2.86	1,560.27	0.48
WYN - Utilities - Electric RMP	951.04	1.74	6,172.42	1.90
WYN - 1624 WG Landscape	70.42	0.13	379.72	0.12
WYN - 10791 WPD Pool House	886.05	1.63	5,316.30	1.63
WYN - Water - 10824 S 1625 W Landscape	126.88	0.23	311.88	0.10
WYN - Water - 1539 WVL Landscape	164.39	0.30	331.89	0.10
WYN - Water - 1561 WVL Landscape	168.64	0.31	353.64	0.11
WYN - Water - 1595 WVL Landscape	33.50	0.06	201.00	0.06
WYN - Water - 1624 WPD Landscape	197.56	0.36	382.56	0.12
WYN-Additional landscape improvements/ water repairs	0.00	0.00	930.00	0.29
Total Wyngate HOA	42,391.33	77.77	204,768.40	62.95
Property Management				
Management Fee	1,760.00	3.23	10,560.00	3.25
Total Property Management	1,760.00	3.23	10,560.00	3.25
Total Operating Expense	44,151.33	81.00	215,328.40	66.20
NOI - Net Operating Income	10,354.67	19.00	109,959.05	33.80
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4,364.16	8.01	16,642.81	5.12
Total Other Income	4,364.16	8.01	16,642.81	5.12
Net Other Income	4,364.16	8.01	16,642.81	5.12
Total Income	58,870.16	108.01	341,930.26	105.12
Total Expense	44,151.33	81.00	215,328.40	66.20
Net Income	14,718.83	27.00	126,601.86	38.92