

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 03/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	12,482.65
Savings/Reserve Account	35.44
Money Market / Capital Reserve	396,312.27
Wyngate AFCU CD - 12 Month	110,150.33
Wyngate GWCU Savings	5.01
Wyngate GWCU CD #1	108,399.17
Wyngate GWCU CD #2	108,399.17
Wyngate AFCU CD - 5 Month	105,113.46
Total Cash	840,897.50
TOTAL ASSETS	840,897.50

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	18,269.85
Total Liabilities	18,269.85

Capital

Retained Earnings	60,548.88
Calculated Retained Earnings	64,309.08
Calculated Prior Years Retained Earnings	697,769.69
Total Capital	822,627.65
TOTAL LIABILITIES & CAPITAL	840,897.50

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Mar 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	55,779.98	97.33	159,371.23	98.25
Clubhouse / Pool	0.00	0.00	50.00	0.03
Fine & Violation	90.00	0.16	274.00	0.17
Interest Income	265.27	0.46	274.27	0.17
Parking Permit	628.00	1.10	1,654.00	1.02
WYN - General Fund Fee	200.00	0.35	200.00	0.12
Late Fee	344.50	0.60	379.50	0.23
Total Operating Income	57,307.75	100.00	162,203.00	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,082.81	7.14	30,753.74	18.96
WYN - Welch/HOA admin/office/meeting expense	28.75	0.05	46.75	0.03
WYN - Internet	4,320.00	7.54	17,280.00	10.65
WYN - Landscaping / Snow Removal	0.00	0.00	1,750.00	1.08
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	218.61	0.38	218.61	0.13
WYN - Tax Preparation	8,711.00	15.20	8,711.00	5.37
WYN - Maintenance - Building- roof, painting, stucco	2,400.00	4.19	2,400.00	1.48
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	0.00	0.00	1,855.00	1.14
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	0.00	0.00
WYN - Pool - License & Fees State & Timpview Analytical	515.00	0.90	515.00	0.32
WYN - Pool Utilities - Gas, equal billing	106.00	0.18	389.77	0.24
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	99.00	0.06
WYN - TV	7,158.70	12.49	28,634.80	17.65
WYN - Utilities - Electric RMP	873.13	1.52	3,827.59	2.36
WYN - 1624 WG	61.86	0.11	185.58	0.11

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Landscape				
WYN - 10791 WPD Pool House	886.05	1.55	2,658.15	1.64
WYN - Water - 10824 S 1625 W Landscape	37.00	0.06	111.00	0.07
WYN - Water - 1539 WVL Landscape	33.50	0.06	100.50	0.06
WYN - Water - 1561 WVL Landscape	37.00	0.06	111.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.06	100.50	0.06
WYN - Water - 1624 WPD Landscape	37.00	0.06	111.00	0.07
WYN-Additional landscape improvements/ water repairs	0.00	0.00	930.00	0.57
Total Wyngate HOA	29,582.91	51.62	100,788.99	62.14
Property Management				
Management Fee	1,760.00	3.07	5,280.00	3.26
Total Property Management	1,760.00	3.07	5,280.00	3.26
Total Operating Expense	31,342.91	54.69	106,068.99	65.39
 NOI - Net Operating Income	 25,964.84	 45.31	 56,134.01	 34.61
 Other Income & Expense				
Other Income				
Interest on Bank Accounts	1,963.33	3.43	8,175.07	5.04
Total Other Income	1,963.33	3.43	8,175.07	5.04
 Net Other Income	 1,963.33	 3.43	 8,175.07	 5.04
 Total Income	 59,271.08	 103.43	 170,378.07	 105.04
Total Expense	31,342.91	54.69	106,068.99	65.39
 Net Income	 27,928.17	 48.73	 64,309.08	 39.65