

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 05/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,410.51
Savings/Reserve Account	35.44
Money Market / Capital Reserve	435,391.17
Wyngate AFCU CD - 12 Month	111,018.52
Wyngate GWCU Savings	5.01
Wyngate GWCU CD #1	108,399.17
Wyngate GWCU CD #2	108,399.17
Wyngate AFCU CD - 5 Month	105,871.95
Total Cash	888,530.94
TOTAL ASSETS	888,530.94
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	18,869.34
Total Liabilities	18,869.34
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	111,343.03
Calculated Prior Years Retained Earnings	697,769.69
Total Capital	869,661.60
TOTAL LIABILITIES & CAPITAL	888,530.94

Income Statement

Welch Randall

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: May 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	52,060.00	97.85	265,256.23	98.16
Clubhouse / Pool	100.00	0.19	150.00	0.06
Fine & Violation	0.00	0.00	174.00	0.06
Interest Income	0.00	0.00	341.72	0.13
Parking Permit	646.00	1.21	2,670.00	0.99
WYN - General Fund Fee	400.00	0.75	1,200.00	0.44
Late Fee	0.00	0.00	449.50	0.17
Total Operating Income	53,206.00	100.00	270,241.45	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	0.00	0.00	34,846.55	12.89
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	46.75	0.02
WYN - Internet	4,320.00	8.12	25,920.00	9.59
WYN - Landscaping / Snow Removal	3,453.00	6.49	28,633.00	10.60
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	64.31	0.12	362.92	0.13
WYN - Tax Preparation	0.00	0.00	9,102.00	3.37
WYN - Maintenance - Building- roof, painting, stucco	0.00	0.00	2,400.00	0.89
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	0.00	0.00	1,855.00	0.69
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	0.00	0.00
WYN - Pool - chemicals, cleaning supplies	1,397.95	2.63	1,397.95	0.52
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.19
WYN - Pool Utilities - Gas, equal billing	106.00	0.20	601.77	0.22
WYN - Pool Utilities - Sewer & Garbage	33.00	0.06	165.00	0.06
WYN - Reserves	1,798.00	3.38	1,798.00	0.67

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
WYN - TV	7,158.70	13.45	42,952.20	15.89
WYN - Utilities - Electric RMP	664.13	1.25	5,221.38	1.93
WYN - 1624 WG Landscape	61.86	0.12	309.30	0.11
WYN - 10791 WPD Pool House	886.05	1.67	4,430.25	1.64
WYN - Water - 10824 S 1625 W Landscape	37.00	0.07	185.00	0.07
WYN - Water - 1539 WVL Landscape	33.50	0.06	167.50	0.06
WYN - Water - 1561 WVL Landscape	37.00	0.07	185.00	0.07
WYN - Water - 1595 WVL Landscape	33.50	0.06	167.50	0.06
WYN - Water - 1624 WPD Landscape	37.00	0.07	185.00	0.07
WYN-Additional landscape improvements/ water repairs	0.00	0.00	930.00	0.34
Total Wyngate HOA	20,121.00	37.82	162,377.07	60.09
Property Management				
Management Fee	1,760.00	3.31	8,800.00	3.26
Total Property Management	1,760.00	3.31	8,800.00	3.26
Total Operating Expense	21,881.00	41.13	171,177.07	63.34
NOI - Net Operating Income	31,325.00	58.87	99,064.38	36.66
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2,051.30	3.86	12,278.65	4.54
Total Other Income	2,051.30	3.86	12,278.65	4.54
Net Other Income	2,051.30	3.86	12,278.65	4.54
Total Income	55,257.30	103.86	282,520.10	104.54
Total Expense	21,881.00	41.13	171,177.07	63.34
Net Income	33,376.30	62.73	111,343.03	41.20