

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	20,447.26
Savings/Reserve Account	37.47
Money Market / Capital Reserve	298,415.65
Wyngate GWCU Savings	5.01
Total Cash	318,905.39
TOTAL ASSETS	318,905.39
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	25,322.67
Total Liabilities	25,322.67
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	-597,881.09
Calculated Prior Years Retained Earnings	830,914.93
Total Capital	293,582.72
TOTAL LIABILITIES & CAPITAL	318,905.39

Income Statement

Welch Randall LLC

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Aug 2026

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				
HOA - Special Assessment	12,419.31	16.60	643,903.68	58.11
Association Dues	61,146.14	81.71	456,244.38	41.18
Clubhouse / Pool	0.00	0.00	100.00	0.01
Fine & Violation	0.00	0.00	550.00	0.05
Interest Income	585.58	0.78	1,065.96	0.10
Parking Permit	368.36	0.49	4,774.36	0.43
WYN - General Fund Fee	0.00	0.00	400.00	0.04
Late Fee	315.00	0.42	955.00	0.09
Total Operating Income	74,834.39	100.00	1,107,993.38	100.00
Expense				
Wyngate HOA				
WYN- Concrete & Asphalt Repair	2,003.58	2.68	2,003.58	0.18
WYN - C&L/D&O/EQ Insurance	846.87	1.13	48,635.00	4.39
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	634.25	0.06
WYN - Internet	3,840.00	5.13	29,280.00	2.64
WYN - Landscaping / Snow Removal	1,750.00	2.34	33,370.00	3.01
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	2,843.00	0.26
WYN - Legal Fees/ exp	0.00	0.00	536.00	0.05
WYN - Tax Preparation	0.00	0.00	11,222.00	1.01
WYN - Maintenance - Building- roof, painting, stucco	690,000.00	922.04	1,523,755.00	137.52
WYN - Maintenance - Courtyard, lighting, fence, roads, ice, supplies	0.00	0.00	4,453.00	0.40
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	151.48	0.01
WYN - Pool - chemicals, cleaning supplies	1,702.49	2.28	5,492.49	0.50
WYN - Pool - License & Fees State &	0.00	0.00	515.00	0.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Timpview Analytical				
WYN - Pool Utilities - Gas, equal billing	122.00	0.16	812.00	0.07
WYN - Pool Utilities - Sewer & Garbage	35.00	0.05	278.00	0.03
WYN - Reserves	0.00	0.00	0.00	0.00
WYN - TV	7,657.54	10.23	52,723.58	4.76
WYN - Utilities - Dumpster Fees	0.00	0.00	0.00	0.00
WYN - Utilities - Electric RMP	899.82	1.20	7,088.76	0.64
WYN - 1624 WG Landscape	1,023.55	1.37	2,197.95	0.20
WYN - 10791 WPD Pool House	983.62	1.31	7,460.86	0.67
WYN - Water - 10824 S 1625 W Landscape	465.80	0.62	1,336.93	0.12
WYN - Water - 1539 WVL Landscape	1,092.98	1.46	2,320.84	0.21
WYN - Water - 1561 WVL Landscape	841.77	1.12	1,624.49	0.15
WYN - Water - 1595 WVL Landscape	33.50	0.04	269.68	0.02
WYN - Water - 1624 WPD Landscape	1,342.96	1.79	2,920.53	0.26
WYN-Additional landscape improvements/ water repairs	0.00	0.00	5,798.00	0.52
Total Wyngate HOA	714,641.48	954.96	1,747,722.42	157.74
Property Management				
Management Fee	1,760.00	2.35	14,080.00	1.27
Total Property Management	1,760.00	2.35	14,080.00	1.27
Total Operating Expense	716,401.48	957.32	1,761,802.42	159.01
NOI - Net Operating Income	-641,567.09	-857.32	-653,809.04	-59.01
Other Income & Expense				
Other Income				
WYN - Roof Warranty Income	0.00	0.00	38,560.20	3.48
Interest on Bank Accounts	1,676.70	2.24	17,367.75	1.57
Total Other Income	1,676.70	2.24	55,927.95	5.05
Net Other Income	1,676.70	2.24	55,927.95	5.05
Total Income	76,511.09	102.24	1,163,921.33	105.05
Total Expense	716,401.48	957.32	1,761,802.42	159.01

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	-639,890.39	-855.08	-597,881.09	-53.96