

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	255,447.35
Savings/Reserve Account	37.47
Money Market / Capital Reserve	700,938.95
Wyngate GWCU Savings	5.01
Total Cash	956,428.78
TOTAL ASSETS	956,428.78
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	23,325.67
Total Liabilities	23,325.67
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	41,639.30
Calculated Prior Years Retained Earnings	830,914.93
Total Capital	933,103.11
TOTAL LIABILITIES & CAPITAL	956,428.78

Income Statement

Welch Randall LLC

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jul 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	79,863.31	54.86	631,484.37	61.14
Association Dues	62,748.74	43.11	394,728.24	38.22
Clubhouse / Pool	100.00	0.07	100.00	0.01
Fine & Violation	500.00	0.34	550.00	0.05
Interest Income	399.11	0.27	480.38	0.05
Parking Permit	1,503.00	1.03	4,406.00	0.43
WYN - General Fund Fee	0.00	0.00	400.00	0.04
Late Fee	455.00	0.31	640.00	0.06
Total Operating Income	145,569.16	100.00	1,032,788.99	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,548.87	3.12	47,788.13	4.63
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	634.25	0.06
WYN - Internet	3,840.00	2.64	25,440.00	2.46
WYN - Landscaping / Snow Removal	0.00	0.00	31,620.00	3.06
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	143.00	0.10	2,843.00	0.28
WYN - Legal Fees/ exp	0.00	0.00	536.00	0.05
WYN - Tax Preparation	0.00	0.00	11,222.00	1.09
WYN - Maintenance - Building-roof,painting,stucco	340,000.00	233.57	833,755.00	80.73
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	0.00	4,453.00	0.43
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	151.48	0.01
WYN - Pool - chemicals,cleaning supplies	2,379.98	1.63	3,790.00	0.37
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.05
WYN - Pool Utilities -	122.00	0.08	690.00	0.07

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Gas, equal billing				
WYN - Pool Utilities - Sewer & Garbage	35.00	0.02	243.00	0.02
WYN - Reserves	0.00	0.00	0.00	0.00
WYN - TV	7,657.54	5.26	45,066.04	4.36
WYN - Utilities - Dumpster Fees	0.00	0.00	0.00	0.00
WYN - Utilities - Electric RMP	869.17	0.60	6,188.94	0.60
WYN - 1624 WG Landscape	767.35	0.53	1,174.40	0.11
WYN - 10791 WPD Pool House	995.16	0.68	6,477.24	0.63
WYN - Water - 10824 S 1625 W Landscape	607.14	0.42	871.13	0.08
WYN - Water - 1539 WVL Landscape	1,024.65	0.70	1,227.86	0.12
WYN - Water - 1561 WVL Landscape	560.72	0.39	782.72	0.08
WYN - Water - 1595 WVL Landscape	35.18	0.02	236.18	0.02
WYN - Water - 1624 WPD Landscape	1,351.15	0.93	1,577.57	0.15
WYN-Additional landscape improvements/ water repairs	0.00	0.00	5,798.00	0.56
Total Wyngate HOA	364,936.91	250.70	1,033,080.94	100.03
Property Management				
Management Fee	1,760.00	1.21	12,320.00	1.19
Total Property Management	1,760.00	1.21	12,320.00	1.19
Total Operating Expense	366,696.91	251.91	1,045,400.94	101.22
NOI - Net Operating Income	-221,127.75	-151.91	-12,611.95	-1.22
Other Income & Expense				
Other Income				
WYN - Roof Warranty Income	0.00	0.00	38,560.20	3.73
Interest on Bank Accounts	1,960.29	1.35	15,691.05	1.52
Total Other Income	1,960.29	1.35	54,251.25	5.25
Net Other Income	1,960.29	1.35	54,251.25	5.25
Total Income	147,529.45	101.35	1,087,040.24	105.25
Total Expense	366,696.91	251.91	1,045,400.94	101.22
Net Income	-219,167.46	-150.56	41,639.30	4.03