

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	490,931.46
Savings/Reserve Account	37.47
Money Market / Capital Reserve	678,178.66
Wyngate GWCU Savings	5.01
Total Cash	1,169,152.60
TOTAL ASSETS	1,169,152.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	16,882.03
Total Liabilities	16,882.03
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	260,806.76
Calculated Prior Years Retained Earnings	830,914.93
Total Capital	1,152,270.57
TOTAL LIABILITIES & CAPITAL	1,169,152.60

Income Statement

Welch Randall LLC

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: Jun 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	99,147.57	64.99	552,409.28	62.26
Association Dues	52,327.00	34.30	331,249.50	37.34
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	50.00	0.03	50.00	0.01
Interest Income	0.00	0.00	81.27	0.01
Parking Permit	827.00	0.54	2,868.00	0.32
WYN - General Fund Fee	200.00	0.13	400.00	0.05
Late Fee	0.00	0.00	161.78	0.02
Total Operating Income	152,551.57	100.00	887,219.83	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,548.86	2.98	43,239.26	4.87
WYN - Welch/HOA admin/office/meeting expense	0.00	0.00	634.25	0.07
WYN - Internet	0.00	0.00	21,600.00	2.43
WYN - Landscaping / Snow Removal	6,470.00	4.24	31,620.00	3.56
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	0.00	2,700.00	0.30
WYN - Legal Fees/ exp	0.00	0.00	536.00	0.06
WYN - Tax Preparation	0.00	0.00	11,222.00	1.26
WYN - Maintenance - Building-roof,painting,stucco	341,400.00	223.79	493,755.00	55.65
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	2,676.00	1.75	4,453.00	0.50
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	151.48	0.02
WYN - Pool - chemicals,cleaning supplies	245.95	0.16	1,410.02	0.16
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.06
WYN - Pool Utilities -	0.00	0.00	568.00	0.06

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	208.00	0.02
WYN - Reserves	0.00	0.00	0.00	0.00
WYN - TV	0.00	0.00	37,408.50	4.22
WYN - Utilities - Dumpster Fees	0.00	0.00	0.00	0.00
WYN - Utilities - Electric RMP	0.00	0.00	5,319.77	0.60
WYN - 1624 WG Landscape	88.10	0.06	407.05	0.05
WYN - 10791 WPD Pool House	922.52	0.60	5,482.08	0.62
WYN - Water - 10824 S 1625 W Landscape	78.99	0.05	263.99	0.03
WYN - Water - 1539 WVL Landscape	35.71	0.02	203.21	0.02
WYN - Water - 1561 WVL Landscape	37.00	0.02	222.00	0.03
WYN - Water - 1595 WVL Landscape	33.50	0.02	201.00	0.02
WYN - Water - 1624 WPD Landscape	37.00	0.02	226.42	0.03
WYN-Additional landscape improvements/ water repairs	1,168.00	0.77	5,798.00	0.65
Total Wyngate HOA	357,776.63	234.53	668,144.03	75.31
Property Management				
Management Fee	1,760.00	1.15	10,560.00	1.19
Total Property Management	1,760.00	1.15	10,560.00	1.19
Total Operating Expense	359,536.63	235.68	678,704.03	76.50
NOI - Net Operating Income	-206,985.06	-135.68	208,515.80	23.50
Other Income & Expense				
Other Income				
WYN - Roof Warranty Income	38,560.20	25.28	38,560.20	4.35
Interest on Bank Accounts	1,840.36	1.21	13,730.76	1.55
Total Other Income	40,400.56	26.48	52,290.96	5.89
Net Other Income	40,400.56	26.48	52,290.96	5.89
Total Income	192,952.13	126.48	939,510.79	105.89
Total Expense	359,536.63	235.68	678,704.03	76.50
Net Income	-166,584.50	-109.20	260,806.76	29.40