

Balance Sheet

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	375,914.57
Savings/Reserve Account	123,557.03
Money Market / Capital Reserve	833,565.49
Wyngate GWCU Savings	5.01
Total Cash	1,333,042.10
TOTAL ASSETS	1,333,042.10
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	14,517.03
Total Liabilities	14,517.03
Capital	
Retained Earnings	60,548.88
Calculated Retained Earnings	427,061.26
Calculated Prior Years Retained Earnings	830,914.93
Total Capital	1,318,525.07
TOTAL LIABILITIES & CAPITAL	1,333,042.10

Income Statement

Welch Randall LLC

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

As of: May 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	41,780.25	45.31	455,451.71	62.02
Association Dues	49,940.00	54.16	276,402.50	37.64
Clubhouse / Pool	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	81.27	0.01
Parking Permit	495.50	0.54	2,041.00	0.28
WYN - General Fund Fee	0.00	0.00	200.00	0.03
Late Fee	0.00	0.00	161.78	0.02
Total Operating Income	92,215.75	100.00	734,338.26	100.00
Expense				
Wyngate HOA				
WYN - C&L/D&O/EQ Insurance	4,548.86	4.93	38,690.40	5.27
WYN - Welch/HOA admin/office/meeting expense	171.75	0.19	634.25	0.09
WYN - Internet	8,640.00	9.37	21,600.00	2.94
WYN - Landscaping / Snow Removal	12,940.00	14.03	25,150.00	3.42
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	1,800.00	1.95	2,700.00	0.37
WYN - Legal Fees/ exp	0.00	0.00	536.00	0.07
WYN - Tax Preparation	0.00	0.00	11,222.00	1.53
WYN - Maintenance - Building-roof,painting,stucco	0.00	0.00	152,355.00	20.75
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	0.00	1,777.00	0.24
WYN - Office Supplies/Flag/Gifts/ Misc./Parking Stickers	0.00	0.00	151.48	0.02
WYN - Pool - chemicals,cleaning supplies	1,164.07	1.26	1,164.07	0.16
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.07
WYN - Pool Utilities -	244.00	0.26	568.00	0.08

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	0.04	173.00	0.02
WYN - Reserves	0.00	0.00	0.00	0.00
WYN - TV	14,963.40	16.23	37,408.50	5.09
WYN - Utilities - Electric RMP	831.54	0.90	5,319.77	0.72
WYN - 1624 WG Landscape	0.00	0.00	255.16	0.03
WYN - 10791 WPD Pool House	977.47	1.06	4,623.35	0.63
WYN - Water - 10824 S 1625 W Landscape	37.00	0.04	185.00	0.03
WYN - Water - 1539 WVL Landscape	33.50	0.04	167.50	0.02
WYN - Water - 1561 WVL Landscape	37.00	0.04	185.00	0.03
WYN - Water - 1595 WVL Landscape	33.50	0.04	167.50	0.02
WYN - Water - 1624 WPD Landscape	41.42	0.04	189.42	0.03
WYN-Additional landscape improvements/ water repairs	0.00	0.00	4,630.00	0.63
Total Wyngate HOA	46,498.51	50.42	310,367.40	42.26
Property Management				
Management Fee	1,760.00	1.91	8,800.00	1.20
Total Property Management	1,760.00	1.91	8,800.00	1.20
Total Operating Expense	48,258.51	52.33	319,167.40	43.46
NOI - Net Operating Income	43,957.24	47.67	415,170.86	56.54
Other Income & Expense				
Other Income				
Interest on Bank Accounts	2,365.46	2.57	11,890.40	1.62
Total Other Income	2,365.46	2.57	11,890.40	1.62
Net Other Income	2,365.46	2.57	11,890.40	1.62
Total Income	94,581.21	102.57	746,228.66	101.62
Total Expense	48,258.51	52.33	319,167.40	43.46
Net Income	46,322.70	50.23	427,061.26	58.16