

Budget Detail

Welch Randall LLC

Properties: Wyngate - Wyngate HOA South Jordan, UT 84095

Period Range: Jan 2026 to Dec 2026

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
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Wyngate - Wyngate HOA South Jordan, UT 84095 - Wyngate Budget 2026

Income														
Association Dues	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	57,350.00	688,200.00	98.97
Parking Permit	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	595.00	7,140.00	1.03
Total Budgeted Operating Income	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	695,340.00	100.00
Expense														
Wyngate HOA														
WYN - C&L/ D&O/EQ Insurance	20,494.96	4,548.86	4,548.86	4,548.86	4,548.86	4,548.86	4,548.86	4,548.86	0.00	0.00	0.00	4,244.00	56,580.98	12.46
WYN - Welch/ HOA admin/ office/ meeting expense	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00	0.15
WYN - Internet	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	11,850.00	142,200.00	31.30
WYN - Landscaping / Snow Removal	12,500.00	12,500.00	9,375.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	9,375.00	12,500.00	100,000.00	22.01
WYN - Landscaping additions/ Improvements/ reimbursements/ Tree	0.00	500.00	10,937.00	2,400.00	2,400.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	22,237.00	4.90
WYN - Tax Preparation	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.34	833.34	833.34	833.34	10,000.00	2.20
WYN - Maintenance - Building-roof,painting,stucco	500.00	1,000.00	1,000.00	1,500.00	1,500.00	1,000.00	500.00	500.00	500.00	500.00	500.00	1,500.00	10,500.00	2.31
WYN - Maintenance - Courtyard,lighting,fence,roads,ice,supplies	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	10,500.00	2.31
WYN - Office Supplies/ Flag/ Gifts/	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	800.00	0.18

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
Misc./Parking Stickers														
WYN - Pool - chemicals,cleaning supplies	0.00	0.00	0.00	0.00	1,000.00	550.00	200.00	200.00	400.00	450.00	0.00	0.00	2,800.00	0.62
WYN - Pool - Operating Labor - Daily	0.00	0.00	0.00	0.00	500.00	1,500.00	1,500.00	1,500.00	1,000.00	1,000.00	0.00	0.00	7,000.00	1.54
WYN - Pool - License & Fees State & Timpview Analytical	0.00	0.00	515.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	515.00	0.11
WYN - Pool - Misc/ Furniture improvements	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.67	566.66	566.66	566.66	566.66	6,800.00	1.50
WYN - Pool - Equipment Repairs,parts,labor	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	1.10
WYN - Pool Utilities - Gas, equal billing	110.00	110.00	110.00	150.00	150.00	150.00	150.00	150.00	150.00	110.00	110.00	110.00	1,560.00	0.34
WYN - Pool Utilities - Sewer & Garbage	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	33.00	396.00	0.09
WYN - Utilities - Dumpster Fees	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.44
WYN - Utilities - Electric RMP	1,100.00	1,100.00	950.00	800.00	750.00	1,000.00	1,000.00	1,000.00	900.00	800.00	800.00	800.00	11,000.00	2.42
WYN - 1624 WG Landscape	65.00	65.00	65.00	65.00	65.00	80.00	900.00	1,200.00	1,200.00	1,500.00	700.00	65.00	5,970.00	1.31
WYN - 10791 WPD Pool House	1,000.00	900.00	900.00	900.00	900.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	260.02	200.00	10,060.02	2.21
WYN - Water - 10824 S 1625 W Landscape	37.00	37.00	37.00	37.00	37.00	140.00	900.00	700.00	1,000.00	1,000.00	500.00	37.00	4,462.00	0.98
WYN - Water - 1539	33.50	33.50	33.50	33.50	35.00	175.00	1,750.00	1,300.00	1,500.00	1,350.00	1,000.00	150.00	7,394.00	1.63

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Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total	Percent
WVL Landscape														
WYN - Water - 1561 WVL Landscape	37.00	37.00	37.00	37.00	37.00	200.00	1,350.00	1,350.00	1,700.00	800.00	200.00	100.00	5,885.00	1.30
WYN - Water - 1595 WVL Landscape	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	402.00	0.09
WYN - Water - 1624 WPD Landscape	37.00	37.00	37.00	37.00	37.00	200.00	2,150.00	1,650.00	1,650.00	1,500.00	1,050.00	37.00	8,422.00	1.85
Total Wyngate HOA	50,202.63	35,656.53	43,333.53	31,546.53	32,998.03	34,582.03	37,987.03	37,137.03	33,038.16	32,048.16	30,283.18	34,331.16	433,144.00	95.35
Property Management														
Management Fee	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	21,120.00	4.65
Total Property Management	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	21,120.00	4.65
Total Budgeted Operating Expense	51,962.63	37,416.53	45,093.53	33,306.53	34,758.03	36,342.03	39,747.03	38,897.03	34,798.16	33,808.16	32,043.18	36,091.16	454,264.00	100.00
Total Budgeted Operating Income	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	695,340.00	100.00
Total Budgeted Operating Expense	51,962.63	37,416.53	45,093.53	33,306.53	34,758.03	36,342.03	39,747.03	38,897.03	34,798.16	33,808.16	32,043.18	36,091.16	454,264.00	100.00
Net Operating Income	5,982.37	20,528.47	12,851.47	24,638.47	23,186.97	21,602.97	18,197.97	19,047.97	23,146.84	24,136.84	25,901.82	21,853.84	241,076.00	100.00
Total Budgeted Income	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	57,945.00	695,340.00	100.00
Total Budgeted Expense	51,962.63	37,416.53	45,093.53	33,306.53	34,758.03	36,342.03	39,747.03	38,897.03	34,798.16	33,808.16	32,043.18	36,091.16	454,264.00	100.00
Net Income	5,982.37	20,528.47	12,851.47	24,638.47	23,186.97	21,602.97	18,197.97	19,047.97	23,146.84	24,136.84	25,901.82	21,853.84	241,076.00	100.00