

Balance Sheet

Properties: Pinehurst Place Homeowners Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: 04/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	31,971.06
Savings/Reserve Account	119,642.36
Total Cash	151,613.42
TOTAL ASSETS	151,613.42
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,575.00
Total Liabilities	3,575.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	19,025.76
Calculated Prior Years Retained Earnings	-10,805.62
Total Capital	148,038.42
TOTAL LIABILITIES & CAPITAL	151,613.42

Income Statement

Welch Randall

Properties: Pinehurst Place Homeowners Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405

As of: Apr 2024

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				
Association Dues	12,850.00	99.42	25,050.00	96.91
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	675.00	2.61
Late Fee	75.00	0.58	125.00	0.48
Total Operating Income	12,925.00	100.00	25,850.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Reimbursement	139.38	1.08	139.38	0.54
PHP- Legal Fees	396.00	3.06	1,596.00	6.17
PHP- Electricity	42.57	0.33	171.43	0.66
PHP- Clubhouse Gas	7.65	0.06	30.60	0.12
PHP- Common Water, Sewer & Storm	170.15	1.32	680.60	2.63
PHP- Pool Maintenance & Repairs	0.00	0.00	0.00	0.00
PHP- Insurance	119.00	0.92	476.00	1.84
PHP- Taxes Licensing	0.00	0.00	306.00	1.18
PHP- Landscaping	867.60	6.71	2,706.71	10.47
Total Pinehurst Place HOA Expense	1,742.35	13.48	6,106.72	23.62
Property Management				
Management Fee	850.00	6.58	3,400.00	13.15
Total Property Management	850.00	6.58	3,400.00	13.15
Start Up Fee Expense	0.00	0.00	0.00	0.00
Bank Fees / Interest	0.00	0.00	0.00	0.00
Total Operating Expense	2,592.35	20.06	9,506.72	36.78
NOI - Net Operating Income	10,332.65	79.94	16,343.28	63.22
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,440.00	5.57
Interest on Bank Accounts	393.95	3.05	1,242.48	4.81
Total Other Income	393.95	3.05	2,682.48	10.38

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	<u>393.95</u>	<u>3.05</u>	<u>2,682.48</u>	<u>10.38</u>
Total Income	13,318.95	103.05	28,532.48	110.38
Total Expense	2,592.35	20.06	9,506.72	36.78
Net Income	<u>10,726.60</u>	<u>82.99</u>	<u>19,025.76</u>	<u>73.60</u>