

## Balance Sheet

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

**As of:** 04/30/2023

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	72,416.15
Savings/Reserve Account	75,712.17
<b>Total Cash</b>	<b>148,128.32</b>
<b>TOTAL ASSETS</b>	<b>148,128.32</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	2,050.00
<b>Total Liabilities</b>	<b>2,050.00</b>
<b>Capital</b>	
Retained Earnings	139,818.28
Calculated Retained Earnings	6,260.04
<b>Total Capital</b>	<b>146,078.32</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>148,128.32</b>

## Income Statement

Welch Randall

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

As of: Apr 2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	8,550.00	100.00	8,550.00	100.00
<b>Total Operating Income</b>	<b>8,550.00</b>	<b>100.00</b>	<b>8,550.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Pinehurst Place HOA Expense</b>				
PHP- Electricity	63.43	0.74	63.43	0.74
PHP- Common Water, Sewer & Storm	170.15	1.99	170.15	1.99
PHP- Pool Maintenance & Repairs	400.00	4.68	400.00	4.68
PHP- Taxes Licensing	10.00	0.12	10.00	0.12
<b>Total Pinehurst Place HOA Expense</b>	<b>643.58</b>	<b>7.53</b>	<b>643.58</b>	<b>7.53</b>
<b>Property Management</b>				
Management Fee	850.00	9.94	850.00	9.94
<b>Total Property Management</b>	<b>850.00</b>	<b>9.94</b>	<b>850.00</b>	<b>9.94</b>
Start Up Fee Expense	795.00	9.30	795.00	9.30
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	2.00	0.02	2.00	0.02
<b>Total Administrative</b>	<b>2.00</b>	<b>0.02</b>	<b>2.00</b>	<b>0.02</b>
<b>Total Real Estate</b>	<b>2.00</b>	<b>0.02</b>	<b>2.00</b>	<b>0.02</b>
<b>Total Operating Expense</b>	<b>2,290.58</b>	<b>26.79</b>	<b>2,290.58</b>	<b>26.79</b>
<b>NOI - Net Operating Income</b>	<b>6,259.42</b>	<b>73.21</b>	<b>6,259.42</b>	<b>73.21</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.62	0.01	0.62	0.01
<b>Total Other Income</b>	<b>0.62</b>	<b>0.01</b>	<b>0.62</b>	<b>0.01</b>
<b>Net Other Income</b>	<b>0.62</b>	<b>0.01</b>	<b>0.62</b>	<b>0.01</b>
<b>Total Income</b>	<b>8,550.62</b>	<b>100.01</b>	<b>8,550.62</b>	<b>100.01</b>
<b>Total Expense</b>	<b>2,290.58</b>	<b>26.79</b>	<b>2,290.58</b>	<b>26.79</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>6,260.04</u>	<u>73.22</u>	<u>6,260.04</u>	<u>73.22</u>