

Balance Sheet

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

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	71,533.45
Savings/Reserve Account	75,720.60
Total Cash	147,254.05
TOTAL ASSETS	147,254.05
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,150.00
Total Liabilities	2,150.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	5,285.77
Total Capital	145,104.05
TOTAL LIABILITIES & CAPITAL	147,254.05

Income Statement

Welch Randall

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

As of: May 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
Operating Income & Expense				
Income				
Association Dues	2,575.00	99.04	11,125.00	99.78
Late Fee	25.00	0.96	25.00	0.22
Total Operating Income	2,600.00	100.00	11,150.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Electricity	43.92	1.69	107.35	0.96
PHP- Clubhouse Gas	22.64	0.87	22.64	0.20
PHP- Common Water, Sewer & Storm	2,656.14	102.16	2,826.29	25.35
PHP- Pool Maintenance & Repairs	0.00	0.00	400.00	3.59
PHP- Taxes Licensing	10.00	0.38	20.00	0.18
Total Pinehurst Place HOA Expense	2,732.70	105.10	3,376.28	30.28
Property Management				
Management Fee	850.00	32.69	1,700.00	15.25
Total Property Management	850.00	32.69	1,700.00	15.25
Start Up Fee Expense	0.00	0.00	795.00	7.13
Real Estate				
Administrative				
Bank Fees /Interest	-2.00	-0.08	0.00	0.00
Total Administrative	-2.00	-0.08	0.00	0.00
Total Real Estate	-2.00	-0.08	0.00	0.00
Total Operating Expense	3,580.70	137.72	5,871.28	52.66
NOI - Net Operating Income	-980.70	-37.72	5,278.72	47.34
Other Income & Expense				
Other Income				
Interest on Bank Accounts	6.43	0.25	7.05	0.06
Total Other Income	6.43	0.25	7.05	0.06
Net Other Income	6.43	0.25	7.05	0.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	2,606.43	100.25	11,157.05	100.06
Total Expense	3,580.70	137.72	5,871.28	52.66
Net Income	<u>-974.27</u>	<u>-37.47</u>	<u>5,285.77</u>	<u>47.41</u>