

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	70,562.82
Savings/Reserve Account	75,785.12
Total Cash	146,347.94
TOTAL ASSETS	146,347.94
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,650.00
Total Liabilities	6,650.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	-120.34
Total Capital	139,697.94
TOTAL LIABILITIES & CAPITAL	146,347.94

Income Statement

Welch Randall

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

As of: Jun 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	825.00	100.00	11,950.00	99.79
Late Fee	0.00	0.00	25.00	0.21
Total Operating Income	825.00	100.00	11,975.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Electricity	187.55	22.73	294.90	2.46
PHP- Clubhouse Gas	1,196.41	145.02	1,219.05	10.18
PHP- Common Water, Sewer & Storm	1,900.90	230.41	4,727.19	39.48
PHP- Pool Maintenance & Repairs	884.97	107.27	1,284.97	10.73
PHP- Taxes Licensing	0.00	0.00	20.00	0.17
PHP- Community Activities	457.93	55.51	457.93	3.82
PHP- Dumpster Rental	817.87	99.14	817.87	6.83
Total Pinehurst Place HOA Expense	5,445.63	660.08	8,821.91	73.67
Property Management				
Management Fee	850.00	103.03	2,550.00	21.29
Total Property Management	850.00	103.03	2,550.00	21.29
Start Up Fee Expense	0.00	0.00	795.00	6.64
Total Operating Expense	6,295.63	763.11	12,166.91	101.60
NOI - Net Operating Income	-5,470.63	-663.11	-191.91	-1.60
Other Income & Expense				
Other Income				
Interest on Bank Accounts	64.52	7.82	71.57	0.60
Total Other Income	64.52	7.82	71.57	0.60
Net Other Income	64.52	7.82	71.57	0.60
Total Income	889.52	107.82	12,046.57	100.60
Total Expense	6,295.63	763.11	12,166.91	101.60

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-5,406.11</u>	<u>-655.29</u>	<u>-120.34</u>	<u>-1.00</u>