

# Pinehurst Place HOA

## Balance Sheet

12/31/2020

### Assets

#### Bank Accounts

Pinehurst Place Operating Account (1650)

50,372.68

Pinehurst Place Reserve Account (2317)

58,040.25

#### TOTAL Bank Accounts

108,412.93

#### Accounts Receivable

6,322.80

#### Total Assets

114,735.73

### Liabilities

Prepaid Accounts Receivable

850.00

Accounts Payable - Net Total

6,775.00

#### Total Liabilities

7,625.00

### Net Worth

Retained Earnings

110,147.38

Net Income

(3,036.65)

#### Total Net Worth

107,110.73

#### Total Net Worth and Liabilities

114,735.73

**Pinehurst Place HOA**  
**Revenues and Expenses Statement**  
From 12/01/2020 to 12/31/2020

	Actual Current Period	Actual Current Year
<b><u>Revenues</u></b>		
<b>Fee Income</b>		
HOA Fees		50,850.00
Late Fees/Fines	370.00	2,905.00
Reinvestment Fees		1,900.00
Setup Fees		550.00
Collection Fees	460.00	926.80
Lien Charges		420.00
<b>TOTAL Fee Income</b>	830.00	57,551.80
<b>Other Income</b>		
Interest Income	0.49	8.16
<b>TOTAL Other Income</b>	0.49	8.16
<b>Reserve Transfers</b>		
Transfer to Reserve	6,640.00	6,640.00
<b>TOTAL Reserve Transfers</b>	6,640.00	6,640.00
<b>Total Revenue</b>		
	<b>7,470.49</b>	<b>64,199.96</b>

<b><u>Expenses</u></b>		
<b>Reserve Transfers</b>		
Reserve Funding	13,280.00	13,280.00
<b>TOTAL Reserve Transfers</b>	13,280.00	13,280.00
<b>Administrative Expenses</b>		
Management Fee	730.00	8,310.00
Office Expense	80.00	810.00
Professional Services		1,814.10
Insurance		1,296.00
Setup Fees		550.00
Bank Fees		20.50
<b>TOTAL Administrative Expenses</b>	810.00	12,800.60
<b>Operating Expenses</b>		

**Pinehurst Place HOA**  
**Revenues and Expenses Statement**

From 12/01/2020 to 12/31/2020

	Actual Current Period	Actual Current Year
Common Area Maintenance		3,204.97
Landscape Maintenance		6,318.26
Landscape Extras		12,349.00
Irrigation Repairs		895.07
Snow Removal		270.00
Plumbing		261.14
Miscellaneous Expense		2,958.05
<b>TOTAL Operating Expenses</b>		<b>26,256.49</b>
 <b>Pool Expenses</b>		
Pool Maintenance	154.88	5,695.66
Pool Supplies		28.04
<b>TOTAL Pool Expenses</b>	<b>154.88</b>	<b>5,723.70</b>
 <b>Utilities</b>		
Electricity	41.20	1,679.82
Gas		1,297.69
Cable/Internet/Telephone	121.57	965.51
Water/Sewer	344.30	5,232.80
<b>TOTAL Utilities</b>	<b>507.07</b>	<b>9,175.82</b>
 <b>Total Expense</b>		
	<b>14,751.95</b>	<b>67,236.61</b>
 <b>Net Income</b>		
	<b>(7,281.46)</b>	<b>(3,036.65)</b>

# Pinehurst Place HOA

## Income and Expense Comparative Statement

From 12/01/2020 to 12/31/2020

	<u>December 2020</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<b><u>Revenues</u></b>							
<b>Fee Income</b>							
HOA Fees		4,200	50,850	50,400	450	50,400	
Late Fees/Fines	370		2,905		2,905		
Reinvestment Fees		133	1,900	1,600	300	1,600	
Setup Fees			550		550		
Collection Fees	460		927		927		
Lien Charges			420		420		
<b>TOTAL Fee Income</b>	<b>830</b>	<b>4,333</b>	<b>57,552</b>	<b>52,000</b>	<b>5,552</b>	<b>52,000</b>	<b>0</b>
<b>Other Income</b>							
Interest Income			8		8		
<b>TOTAL Other Income</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>Reserve Transfers</b>							
Transfer to Reserve	6,640		6,640		6,640		
<b>TOTAL Reserve Transfers</b>	<b>6,640</b>	<b>0</b>	<b>6,640</b>	<b>0</b>	<b>6,640</b>	<b>0</b>	<b>0</b>
<b>Total Revenues</b>							
	<b>7,470</b>	<b>4,333</b>	<b>64,200</b>	<b>52,000</b>	<b>12,200</b>	<b>52,000</b>	<b>0</b>
<b><u>Expenses</u></b>							
<b>Reserve Transfers</b>							
Reserve Funding	13,280	553	13,280	6,640	(6,640)	6,640	
<b>TOTAL Reserve Transfers</b>	<b>13,280</b>	<b>553</b>	<b>13,280</b>	<b>6,640</b>	<b>(6,640)</b>	<b>6,640</b>	<b>0</b>
<b>Administrative Expenses</b>							
Activities/Annual Meeting		83		1,000	1,000	1,000	
Management Fee	730	755	8,310	9,064	754	9,064	
Office Expense	80	50	810	600	(210)	600	
Professional Services		67	1,814	800	(1,014)	800	
Insurance		133	1,296	1,600	304	1,600	
Setup Fees			550		(550)		
Bank Fees			20		(20)		
<b>TOTAL Administrative Expenses</b>	<b>810</b>	<b>1,088</b>	<b>12,800</b>	<b>13,064</b>	<b>264</b>	<b>13,064</b>	<b>0</b>

<u>December 2020</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>

**Operating Expenses**

Common Area Maintenance	50	3,205	600	(2,605)	600		
Landscape Maintenance	467	6,318	5,600	(718)	5,600		
Landscape Extras	200	12,349	2,400	(9,949)	2,400		
Irrigation Repairs	50	895	600	(295)	600		
Snow Removal		270		(270)			
Plumbing		261		(261)			
Miscellaneous Expense		2,958		(2,958)			
<b>TOTAL Operating Expenses</b>	<b>0</b>	<b>767</b>	<b>26,256</b>	<b>9,200</b>	<b>(17,056)</b>	<b>9,200</b>	<b>0</b>

**Pool Expenses**

Pool Maintenance	155	5,696	7,000	1,304	7,000	
Pool Chemicals			2,400	2,400	2,400	
Pool Supplies		28	1,200	1,172	1,200	
<b>TOTAL Pool Expenses</b>	<b>155</b>	<b>5,724</b>	<b>10,600</b>	<b>4,876</b>	<b>10,600</b>	<b>0</b>

**Utilities**

Electricity	41	1,680	2,400	720	2,400	
Gas		1,298	2,400	1,102	2,400	
Cable/Internet/Telephone	122	966	800	(166)	800	
Water/Sewer	344	5,233	3,600	(1,633)	3,600	
<b>TOTAL Utilities</b>	<b>507</b>	<b>9,177</b>	<b>9,200</b>	<b>23</b>	<b>9,200</b>	<b>0</b>

<b>Total Expenses</b>	<b>14,752</b>	<b>4,058</b>	<b>67,237</b>	<b>48,704</b>	<b>(18,533)</b>	<b>48,704</b>	<b>0</b>
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<b>Net Income</b>	<b>(7,282)</b>	<b>275</b>	<b>(3,037)</b>	<b>3,296</b>	<b>(6,333)</b>	<b>3,296</b>	<b>0</b>
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**Pinehurst Place HOA**  
**Aged Accounts Receivable**

As of : 12/31/2020

Account	Name	Unit	Address	Current	31-60	61-90	Over 90	Total
3.00	Nick & Melissa Auton	37/1690	1690 W. 250 N.					325.00
			Regular assessment				300.00	
			Late fees	25.00				
				<u>25.00</u>	0,00	0,00	300,00	
8.00	Matthew & Elizabeth Boucher	21/1657	1657 West 200 North					175.00
			Late fees	25.00				
			Regular assessment				150.00	
				<u>25.00</u>	0,00	0,00	150,00	
16.00	Jared & Brooke Flint	207/359	359 N. Blue Spruce Dr					25.00
			Late fees	25.00				
				<u>25.00</u>	0,00	0,00	0,00	
22.00	Dean & Elaine Hamilton	9/1620	1620 W. 75 N.					25.00
			Late fees	25.00				
				<u>25.00</u>	0,00	0,00	0,00	
32.00	Brandon & Jessica Kunz	205/1672	1672 W. Pine Cone Circle					171.00
			Regular assessment				146.00	
			Late fees	25.00				
				<u>25.00</u>	0,00	0,00	146,00	
36.00	Ronald L. Lawson	239/1617	1617 W. 425 N.				PREPAID	(150.00)
			Other		(150.00)			
				<u>0,00</u>	(150,00)	0,00	0,00	
38.00	Jeffrey & Marci Low	7/1584	1584 W. 75 N.				PREPAID	(150.00)
			Other			(150.00)		
				<u>0,00</u>	0,00	(150,00)	0,00	
46.00	Kyle & Brooke Norseth	13/1639	1639 W. 150 N.				PREPAID	(150.00)
			Other	(150.00)				
				<u>(150,00)</u>	0,00	0,00	0,00	
47.00	Adrian & Jennifer Oberholz	16/1594	1594 West 150 North					475.00
			Late fees	25.00				
			Regular assessment				450.00	
				<u>25.00</u>	0,00	0,00	450,00	
50.00	Mike & Mandi Pappadakis	45/103	103 N. 1675 W.					175.00
			Late fees	25.00				
			Regular assessment				150.00	
				<u>25.00</u>	0,00	0,00	150,00	
52.00	Richard & Laurie Pike	30/1605	1605 W. 250 N.				PREPAID	(100.00)
			Other	(50.00)	(50.00)			
				<u>(50,00)</u>	(50,00)	0,00	0,00	
53.00	Shelly Post	32/266	266 N. Blue Spruce Drive					475.00
			Late fees	25.00				
			Regular assessment				450.00	
				<u>25.00</u>	0,00	0,00	450,00	
54.00	Nathan & Shannon Rees	202/1661	1661 W. Pinecone Circle					325.00

Account	Name	Unit	Address	Current	31-60	61-90	Over 90	Total	
				Late fees	25.00				
				Regular assessment			300.00		
					<u>25.00</u>	0,00	0,00	<u>300,00</u>	
58.00	Logan Sandlund	214/1605	1605 W. Pine Cone Circle					120.00	
				Late fees	25.00				
				Regular assessment			95.00		
					<u>25.00</u>	0,00	0,00	<u>95,00</u>	
66.00	David & Toree Valentine	236/1604	1604 W. 425 N.					325.00	
				Regular assessment			300.00		
				Late fees	25.00				
					<u>25.00</u>	0,00	0,00	<u>300,00</u>	
68.00	Jeremy Warath	15/1603	1603 W. 150 N.					175.00	
				Late fees	25.00				
				Regular assessment			150.00		
					<u>25.00</u>	0,00	0,00	<u>150,00</u>	
74.00	Michael Doxstader	38/237	237 N. 1675 W.				PREPAID	(150.00)	
				Other			(150.00)		
					<u>0,00</u>	0,00	0,00	<u>(150,00)</u>	
471.00	Dennis & Cristen Hurst	471	471 N Blue Spruce Dr					325.00	
				Late fees	25.00				
				Regular assessment			300.00		
					<u>25.00</u>	0,00	0,00	<u>300,00</u>	
1595.00	Brandon & Tasha Gill	1595	1595 W. Pine Cone Circle				ATTORNEY	3,206.80	
				Collection fees	460.00	466.80			
				Late fees	20.00	20.00	20.00	1,920.00	
				Regular assessment			300.00		
					<u>480,00</u>	<u>486,80</u>	20,00	<u>2 220,00</u>	
1602.00	Gentry & Shannon Lawson	1602	1602 W. Pine Cone Circle				PREPAID	(150.00)	
				Other	(150.00)				
					<u>(150,00)</u>	0,00	0,00	<u>0,00</u>	
<b>Totals</b>		<b>20</b>			455.00	286.80	(130.00)	4,861.00	5,472.80

**Pinehurst Place HOA**  
**Summary Aged Accounts Payable**

As of : 12/31/2020

Account	Account Name	Current	31-60	61-90	Over 90	Total
250350.00	Pinehurst Reserve	6,640.00	0.00	0.00	0.00	6,640.00
250438.00	Richard's Law, PC	0.00	135.00	0.00	0.00	135.00
<b>Totals</b>	<b>2</b>	<b>6,640.00</b>	<b>135.00</b>			<b>6,775.00</b>



**Pinehurst Place HOA**  
**CC & R Complete Violation History**

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**Unit:**

**Account:**

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**CC&R #:**

**Created on:**

**Category:**

Description:

Action Taken :

**Number of violations:**

# Pinehurst Place HOA

## List of deposits

From : 12/01/2020 to : 12/31/2020

Bank Account			100000.00 - Pinehurst Place Operating Account (1650)		xxx1650	
Trx #	Date	Description	Deposit #	Amount		
581	12/30/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650)	42	475.00		
562	12/21/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650)	41	300.00		
559	12/18/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650)	40	100.00		
554	12/15/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650)	39	150.00		
523	12/07/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650)	38	100.00		

Number of items: 5

Total : 1,125.00

## Pinehurst Place HOA

### Check Register With Invoices Paid - for account : 100000.00 - Pinehurst Place Operating Account (1650) (xxx1650)

From : 12/01/2020 to : 12/31/2020

Type	Numbers	Trx #	Dates	Names : Beneficiary of the check, Counterpart account posted to and Description	Void ?	Invoice	Amount
<b>Check</b>	DP-57	<b>619</b>	<b>12/24/2020</b>	<b>Comcast</b>		31.84	31.84
Invoice	1/21/21 849544080	618	12/21/2020	Inv. 1/21/21 8495440801147755 Comcast		31.84	
<b>Check</b>	DP-56	<b>576</b>	<b>12/31/2020</b>	<b>Layton City</b>		21.80	21.80
Invoice	12/31/20 606680	566	12/31/2020	Inv. 12/31/20 6066801 Layton City		21.80	
<b>Check</b>	DP-55	<b>575</b>	<b>12/31/2020</b>	<b>Layton City</b>		46.40	46.40
Invoice	12/31/20 606280	567	12/31/2020	Inv. 12/31/20 6062801 Layton City		46.40	
<b>Check</b>	DP-54	<b>574</b>	<b>12/31/2020</b>	<b>Layton City</b>		64.85	64.85
Invoice	12/31/20 606710	570	12/31/2020	Inv. 12/31/20 6067101 Layton City		64.85	
<b>Check</b>	DP-53	<b>573</b>	<b>12/31/2020</b>	<b>Layton City</b>		66.45	66.45
Invoice	12/31/20 607040	569	12/31/2020	Inv. 12/31/20 6070401 Layton City		66.45	
<b>Check</b>	DP-52	<b>572</b>	<b>12/31/2020</b>	<b>Layton City</b>		144.80	144.80
Invoice	12/31/20 606700	568	12/31/2020	Inv. 12/31/20 6067001 Layton City		144.80	
<b>Check</b>	DP-51	<b>571</b>	<b>12/24/2020</b>	<b>Comcast</b>		89.73	89.73
Invoice	12/24/20 8495440	563	12/04/2020	Inv. 12/24/20 8495440801147755 Comcast		89.73	
<b>Check</b>	1198	<b>590</b>	<b>12/31/2020</b>	<b>Western Management Associates</b>		810.00	810.00
Invoice	1337	589	12/01/2020	Inv. 1337 Western Management Associates, Western Management Associates		810.00	
<b>Check</b>	1196	<b>583</b>	<b>12/31/2020</b>	<b>Building Management Services</b>		154.88	154.88
Invoice	1202	582	12/01/2020	Inv. 1202 Building Management Services		154.88	
<b>Check</b>	1195	<b>577</b>	<b>12/24/2020</b>	<b>Rocky Mountain Power</b>		41.20	41.20
Invoice	1/5/21 1765236410	564	12/10/2020	Inv. 12/28/20 176523643748, 1/5/21 17652364 Rocky Mountain Power		28.86	
Invoice	12/28/20 1765236	565	12/03/2020	Rocky Mountain Power		12.34	
<b>Check</b>	1194	<b>531</b>	<b>12/09/2020</b>	<b>Richard's Law, PC</b>		460.00	460.00
Invoice	9685	526	10/31/2020	Inv. 9685 Richard's Law, PC		460.00	
<b>Check</b>	1193	<b>530</b>	<b>12/09/2020</b>	<b>Tuxedo</b>		663.71	663.71
Invoice	39971	527	11/30/2020	Inv. 39971 Tuxedo		663.71	
<b>Check</b>	1192	<b>529</b>	<b>12/09/2020</b>	<b>Western Management Associates</b>		25.68	25.68
Invoice	258 - REIMBURSE	524	11/23/2020	Inv. 1258 - REIMBURSEMENT Western Management Associates		25.68	



Western Management Assoc.  
P.O. Box 9375  
Salt Lake City, UT 84109 US  
801.278.5060  
richie@westernmanagement.net  
www.westernmanagement.net



# INVOICE

**BILL TO**

Pinehurst Place HOA  
4252 South Highland Drive,  
Suite 105  
Holladay, Utah 84124

**INVOICE #** 1337  
**DATE** 12/01/2020  
**DUE DATE** 12/31/2020  
**TERMS** Net 30

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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Management Fee</b>		1	730.00	730.00
	<b>Monthly Accounting Software</b>		1	30.00	30.00
	<b>Mailing/Office Fees</b>	Enforcement	1	50.00	50.00
				<b>BALANCE DUE</b>	<b>\$810.00</b>

**BUILDING MANAGEMENT SERVICES**

P.O. Box 9375 Salt Lake City Utah 84109 (801) 278-5060

**Property: Pinehurst Place HOA****INVOICE NO.**

Tenant Last Name:

First Name:

Home Phone:

Work Phone:

**8220**

Special Instructions:

Service Requested/Description of Work:

**See Work Detail Sheet**

QUANTITY	CIR	MATERIAL/PART DESCRIPTION	EACH	AMOUNT
<b>Date:</b>	<b>Time Begin:</b>	<b>Time End:</b>	<b>Total Materials</b>	
Date:	Time Begin:	Time End:	<b>TAX</b>	
Date:	Time Begin:	Time End:	<b>TOTAL LABOR</b>	\$124.88
Date:	Time Begin:	Time End:	<b>Trip Charge</b>	\$30.00
Date:	Time Begin:	Time End:	<b>INVOICE TOTAL</b>	\$154.88
<b>THANK YOU</b>			<b>AMOUNT DUE</b>	\$154.88





28060 01 AB 0.416 89-0  
 SYMPHONY HOMES  
 4252 S HIGHLAND DR STE 105  
 SALT LAKE CITY UT 84124-2696



Questions: Call  
**1-888-221-7070**  
 24 hours a day,  
 7 days a week  
[rockymountainpower.net](http://rockymountainpower.net)



BILLING DATE: **Dec 10, 2020**  
 ACCOUNT NUMBER: **17652364-100 7**  
**DUE DATE: Jan 5, 2021**  
**AMOUNT DUE: \$28.86**



*Perinehurst*

**Your Balance With Us**

Previous Account Balance	33.96
Payments/Credits	-33.96
New Charges	+28.86
<b>Current Account Balance</b>	<b>\$28.86</b>

**Payments Received**

DATE	DESCRIPTION	AMOUNT
Nov 17, 2020	Payment Received - Thank You	33.96
<b>Total Payments</b>		<b>\$33.96</b>

**Detailed Account Activity**

**ITEM 3 - ELECTRIC SERVICE**

1639 W 250 N Layton UT  
 Clubhouse/Irrigation Line Schedule 23

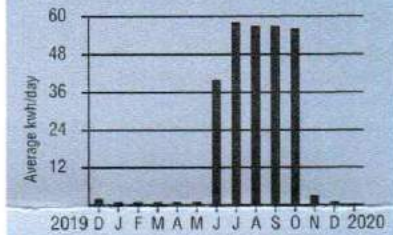
METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
51446979	Oct 29, 2020	Dec 2, 2020	34	72844	72888	1.0	44 kwh
51446979	Demand	Dec 2, 2020			0.06	1.0	0 kw

Next scheduled read date: 01-04. Date may vary due to scheduling or weather.

**NEW CHARGES - 12/20**

	UNITS	COST PER UNIT	CHARGE
Basic Charge - 1P			10.00
Energy Charge 1ST 1500 Kwh	44 kwh	0.1080000	4.75
Energy Balancing Account		0.0086000	0.04
Tax Act Adjustment		-0.0331000	-0.16
Efficiency & S T E P Programs			
for 32 day(s)		0.0439000	0.20
for 2 day(s)		0.0422000	0.01
Home Electric Lifeline Program			0.26
Municipal Energy Sales/use Tax		0.0600000	0.89
Utah Sales Tax Non-residential		0.0725000	1.08
<b>Total New Charges</b>			<b>17.07</b>

**Historical Data - ITEM 3**



**Your Average Daily kwh Usage by Month**

PERIOD ENDING	DEC 2020	DEC 2019
Avg. Daily Temp.	41	39
Total kwh	44	81
Avg. kwh per Day	1	2
Cost per Day	\$0.50	\$0.64

We're here for you. To support customers impacted by COVID, we are providing flexible payment arrangements. We are resuming normal business practices so visit our website or call us to discuss options for your account.

Energy assistance resources are available now and may be able to help you. Futures Through Training can be reached at 801-394-9774. Find out more at [rockymountainpower.net/assistance](http://rockymountainpower.net/assistance).

**Late Payment Charge for Utah**

A late payment charge of 1% may be charged on the delinquent balance per month.

Write account number on check & mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

RETAIN THIS PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR PAYMENT.



ROCKY MTN POWER  
 PO BOX 26000  
 PORTLAND OR 97256-0001



**Change of Mailing Address or Phone?**  
 Check here & provide information on back.

Account Number: **17652364-100 7**  
 Date Due: **Jan 5, 2021**

**AMOUNT DUE: \$28.86**

Please enter the amount enclosed.

SYMPHONY HOMES  
 4252 S HIGHLAND DR STE 105  
 SALT LAKE CITY UT 84124-2696

H 17652364 100 727 000002886





02824 01 AV 0.386 10-0  
 SYMPHONY HOMES  
 PO BOX 9375  
 SALT LAKE CITY UT 84109-0375



Questions: Call  
**1-888-221-7070**  
 24 hours a day,  
 7 days a week  
 rockymountainpower.net



BILLING DATE: **Dec 3, 2020**  
 ACCOUNT NUMBER: **17652364-374 8**

**DUE DATE: Dec 28, 2020**

**AMOUNT DUE: \$12.34**



*Pinehurst*

**Your Balance With Us**

Previous Account Balance	13.09
Payments/Credits	-13.09
New Charges	+12.34
<b>Current Account Balance</b>	<b>\$12.34</b>

**Payments Received**

DATE	DESCRIPTION	AMOUNT
Nov 17, 2020	Payment Received - Thank You	13.09
<b>Total Payments</b>		<b>\$13.09</b>

We're here for you. To support customers impacted by COVID, we are providing flexible payment arrangements. We are resuming normal business practices so visit our website or call us to discuss options for your account.

Energy assistance resources are available now and may be able to help you. Futures Through Training can be reached at 801-394-9774. Find out more at rockymountainpower.net/assistance.

**Detailed Account Activity**

**ITEM 1 - ELECTRIC SERVICE** 1625 W 57 N Layton UT  
 Pinehurst Place Phase 1 Schedule 23

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
51235697	Oct 29, 2020	Dec 2, 2020	34	1346	1352	1.0	6 kwh

Next scheduled read date: 01-04. Date may vary due to scheduling or weather.

NEW CHARGES - 12/20	UNITS	COST PER UNIT	CHARGE
Basic Charge - 1P			10.00
Energy Charge 1ST 1500 Kwh	6 kwh	0.1080000	0.65
Energy Balancing Account		0.0086000	0.01
Tax Act Adjustment		-0.0331000	-0.02
Efficiency & S T E P Programs for 32 day(s)		0.0439000	0.03
Home Electric Lifeline Program			0.26
Municipal Energy Sales/use Tax		0.0600000	0.64
Utah Sales Tax Non-residential		0.0725000	0.77
<b>Total New Charges</b>			<b>12.34</b>

Estamos aquí para ayudar. Para apoyar a clientes afectados por COVID-19, estamos ofreciendo acuerdos de pago flexibles. Estamos reanudando las prácticas de negocio normales, así que visite nuestro sitio web o llámenos para conocer sus opciones.

Effective November 1, 2020, the Utah Public Service Commission approved a price increase to the Sustainable Transportation and Energy Plan (STEP) Cost Adjustment within your bill. This charge is part of the Efficiency & S T E P Programs charge shown on your bill. Your billing will reflect charges billed at old and new rate.

See reverse

Write account number on check & mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

RETAIN THIS PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR PAYMENT.

↑ INSERT THIS EDGE FIRST ↑



ROCKY MTN POWER  
 PO BOX 26000  
 PORTLAND OR 97256-0001



**Late Payment Charge for Utah**  
 A late payment charge of 1% may be charged on the delinquent balance per month.

**Change of Mailing Address or Phone?**  
 Check here & provide information on back.

Account Number: **17652364-374 8**

Date Due: **Dec 28, 2020**

**AMOUNT DUE: \$12.34**

Please enter the amount enclosed.

SYMPHONY HOMES  
 PO BOX 9375  
 SALT LAKE CITY UT 84109-0375

H 17652364 374 828 000001234



Richards Law, PC  
4141 S. Highland Drive, Ste. 225  
Salt Lake City, UT 84124

Ph:801-274-6800  
Fax:801-274-6805

Pinehurst Place Homeowners Association,  
4252 S. Highland Drive, Ste 105  
Salt Lake City, UT 84124

October 31, 2020

**Attention:** Richard Harman  
**RE:** General Association Matters

File #: 3528-B01  
Inv #: 9685  
TAX ID #

DATE	DESCRIPTION	HOURS	AMOUNT
Oct-01-20	Review email exchange with Mark and rest of board, emails response confirming mailing via certified mail of letter to Mr. Gill	0.30	60.00
Oct-06-20	discuss other options for service with John Richards. Send copy of letter to James Nielsen for service to Gill	0.30	60.00
Oct-08-20	Provide update to Richard Harmon and Board on status of service to Brandon Gill.	0.30	60.00
Oct-09-20	Email exchanges with Dan Hughes and Mark Greatorex on status of Gill. He has come into compliance and to discuss collection options next week.	0.30	60.00
Oct-19-20	review file, confirm no correspondence from Brandon Gill. Email exchange with Mark Greatorex	0.40	80.00
Oct-27-20	Discuss collection efforts with John Richards and next steps. Draft response to Board highlighting proposal and next steps to take. Research Declaration to verify lien placement is authorized under Declaration and suit. Respond to Board.	0.70	140.00

Totals

2.30 \$460.00

**Invoice Total Fees & Expenses**

Previous Balance

Previous Payments

**\$460.00**

724.10

257.30

**Balance Now Due on File**

**\$926.80**

TAX ID Number 81-3660488



Invoice: 39971

2462 E 6600 S  
South Ogden , UT 84405  
801-540-4713 | 801-317-4544 (fax)

Date 11/30/2020  
Terms Net 10  
PO Number  
Account #

**Bill To**

Pinehurst Place HOA  
1646 W 250 N  
Layton, UT 84040

**Property Address**

Pinehurst Place HOA  
1646 W 250 N  
Layton, UT 84040

Date/Time	Description	Total
11/2/2020	Loyalty Irrigation Labor. Located last shutoff and removed all backflow preventers for storage.	163.43
11/16/2020	Fall Clean Up of leaves, trash and other debris.	139.04
11/23/2020	Fall Clean Up of leaves, trash and other debris.	155.93
11/30/2020	Fall Clean Up of leaves, trash and other debris.	205.31

Subtotal:	663.71
<b>Invoice Total:</b>	<b>\$663.71</b>

**PAYMENT COUPON**

**Tuxedo Yard Care**  
2462 E 6600 S  
South Ogden , UT 84405  
801-540-4713 | 801-317-4544 (fax)

Pinehurst Place HOA  
1646 W 250 N  
Layton, UT 84040

Terms Net 10  
Account #  
PO Number

Invoice # 39971  
Invoice Date 11/30/2020  

---

Invoice Balance \$663.71  

---

Amount Enclosed



**Western Management Assoc.**  
P.O. Box 9375  
Salt Lake City, UT 84109 US  
801.278.5060  
richie@westernmanagement.net  
www.westernmanagement.net



# INVOICE

**BILL TO**

Pinehurst Place HOA  
4252 South Highland Drive,  
Suite 105  
Holladay, Utah 84124

**INVOICE #** 1258  
**DATE** 11/23/2020  
**DUE DATE** 12/23/2020  
**TERMS** Net 30

---

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/23/2020	<b>Client Reimbursement</b>	Home Depot Reimbursement	1	25.68	25.68

---

BALANCE DUE

**\$25.68**



8 Gallons Anti Frost  
 How doers  
 get more done.  
 2 Gallons each

328 W. 2100 S. SLC, UT  
 84115 (801)467-3900

4403 00064 97866 09/22/20 08:30 AM  
 SALE SELF CHECKOUT 8 ÷ 4

052110132706 UG -50 1 GAL <A>  
 PG -50 PROPYLENE GLYCOL & ALCOHOL  
 23.84

SUBTOTAL 23.84  
 SALES TAX 1.84  
 TOTAL \$25.68  
 XXXXXXXXXXXX2068 AMEX USD\$ 25.68  
 AUTH CODE 800752/2645426 TA  
 Chip Read  
 AID A00000025010801 AMERICAN EXPRESS

4403 09/22/20 08:30 AM



RETURN POLICY DEFINITIONS  
 POLICY ID DAYS POLICY EXPIRES ON  
 A 1 180 03/21/2021

Due to COVID-19, we have extended our  
 returns policy for most items.  
 Please see homedepot.com for details.  
 \*\*\*\*\*

**DID WE NAIL IT?**

Take a short survey for a chance TO WIN  
 A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 199424 195085  
 PASSWORD: 20472 195021

Entries must be completed within 14 days  
 of purchase. Entrants must be 18 or  
 older to enter. See complete rules on  
 website. No purchase necessary.

Pinehurst Place HOA

Total \$25.68

WESTERN

# COMCAST BUSINESS

## Place Hoa Pinehurst

Account number  
**8495 44 080 1147755**

For service at:  
1639 W 250 N  
LAYTON UT 84041-7389

## Thanks for choosing Comcast Business

Need help?  
Visit [business.comcast.com/help](https://business.comcast.com/help) or  
call 1-800-391-3000

Ready to pay?  
Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)

Bill date Dec 20, 2020  
Services from Dec 21, 2020 to Jan 20, 2021

Page 1 of 5

### Your monthly account summary

Previous balance	89.73
No payment received	0.00
Balance forward	89.73
<b>New charges</b>	
Other charges and credits	-57.02 cr
Taxes and fees	-0.87 cr

Balance forward	\$89.73
New charges	-\$57.89 cr

**Total amount due** **\$31.84**

Payment due Dec 24, 2020



### **!** Your account is past due

You have an unpaid balance on your account that is now due. To maintain your services and avoid an additional \$10.00 late fee, please pay the unpaid balance immediately.

### Service updates

See the "additional information" section for upcoming service updates.

# COMCAST BUSINESS

9602 S 300 W, STE B SANDY UT 84070-3302  
8633 0610 NO RP 20 12212020 NNNNNNNN 01 000190 0001

PLACE HOA PINEHURST  
PO BOX 9375  
SALT LAKE CITY, UT 84109-0375

Account number	<b>8495 44 080 1147755</b>
Balance forward	\$89.73
New charges	-\$57.89 cr

**Please pay** **\$31.84**

**Electronic Payment to Be Applied 12/24/20**

COMCAST  
PO BOX 60533  
CITY OF INDUSTRY CA 91716-0533



849544080114775500031849



437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

Payment must be RECEIVED, not postmarked by the due date to avoid a late payment charge.

Account Number		
6066801		
Current Charges due	12/31/2020	Autopay Active

RETURN THIS PORTION WITH YOUR PAYMENT. DO NOT SEND CASH.

PINEHURST HOA  
PO BOX 9375  
SLC UT 84109-0375



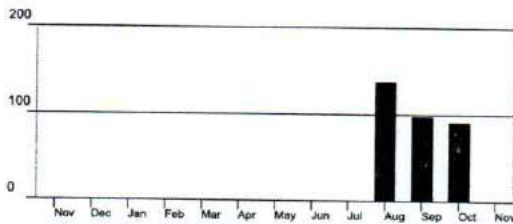
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437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

### Utility Service Bill

AUTO PAY ACTIVE - DO NOT PAY



Account Number	6066801
Bill Date	11/30/2020
Read Date	11/02/2020
Service Address	1665 W 250 N SPRINKLER
Past Due Balance	\$0.00
Current Charges	\$21.80
Total Account Balance	\$21.80

Service	Prior Reading	Current Reading	Consumption	Charges
Previous Balance				\$194.00
Payments Received				\$194.00CR
Past Due Balance				\$0.00
Commercial Water	324	324	0	\$21.80
For billing inquiries please call 801-336-3860 between 8:00 A.M. and 5:00 P.M Monday - Friday. Pay Online @ laytoncity.org or on Layton City App.		<b>Current Charges Due By</b>	<b>12/31/2020</b>	<b>\$21.80</b>
		<b>Total Amount Due</b>	<b>Autopay Active</b>	<b>\$21.80</b>

CITY MESSAGES:

\*\*\*NON-PAY SHUT OFFS. A bill is sent every month that is due on the last day of the month. Accounts with PAST DUE CHARGES/Pay Immediately\* are subject to shut off, including a \$50 fee.

\*\*\*Layton City has a free App available to access your bill for viewing & payment. It can even remind you about upcoming due dates.





437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

Payment must be RECEIVED, not postmarked by the due date to avoid a late payment charge.

Account Number	6062801	
Current Charges due	12/31/2020	Autopay Active

**RETURN THIS PORTION WITH YOUR PAYMENT. DO NOT SEND CASH.**

PINEHURST PLACE HOA  
PO BOX 9375  
SLC UT 84109-0375



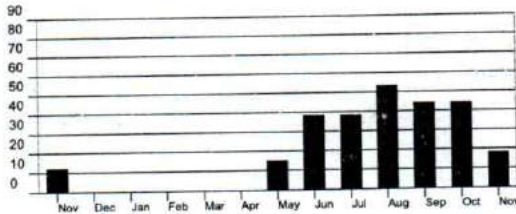
000606280100046401



437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

### Utility Service Bill

**AUTO PAY ACTIVE - DO NOT PAY**



Account Number	6062801
Bill Date	11/30/2020
Read Date	11/02/2020
Service Address	1625 W GENTILE ST SPRINKLER
Past Due Balance	\$0.00
Current Charges	\$46.40
Total Account Balance	\$46.40

Service	Prior Reading	Current Reading	Consumption	Charges
Previous Balance				\$99.70
Payments Received				\$99.70CR
Past Due Balance				\$0.00
Commercial Water	2701	2719	18	\$46.40
For billing inquiries please call 801-336-3860 between 8:00 A.M. and 5:00 P.M Monday - Friday. Pay Online @ <a href="http://laytoncity.org">laytoncity.org</a> or on Layton City App.		<b>Current Charges Due By</b>	<b>12/31/2020</b>	<b>\$46.40</b>
		<b>Total Amount Due</b>	<b>Autopay Active</b>	<b>\$46.40</b>

**CITY MESSAGES:**

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437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

Payment must be RECEIVED, not postmarked by the due date to avoid a late payment charge.

Account Number		
6067101		
Current Charges due	12/31/2020	Autopay Active

**RETURN THIS PORTION WITH YOUR PAYMENT. DO NOT SEND CASH.**

PINEHURST HOA  
PO BOX 9375  
SLC UT 84109-0375



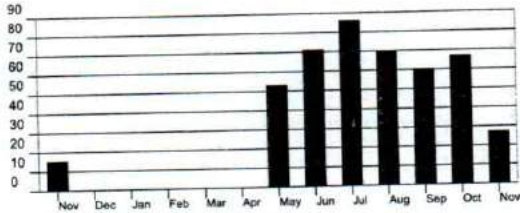
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437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

### Utility Service Bill

**AUTO PAY ACTIVE - DO NOT PAY**



Account Number	6067101
Bill Date	11/30/2020
Read Date	11/02/2020
Service Address	93 N 1675 W SPRINKLER
Past Due Balance	\$0.00
Current Charges	\$64.85
Total Account Balance	\$64.85

Service	Prior Reading	Current Reading	Consumption	Charges
Previous Balance				\$146.85
Payments Received				\$146.85CR
Past Due Balance				\$0.00
Commercial Water	3820	3847	27	\$64.85
For billing inquiries please call 801-336-3860 between 8:00 A.M. and 5:00 P.M Monday - Friday. Pay Online @ laytoncity.org or on Layton City App.		<b>Current Charges Due By</b>	<b>12/31/2020</b>	<b>\$64.85</b>
		<b>Total Amount Due</b>	<b>Autopay Active</b>	<b>\$64.85</b>

**CITY MESSAGES:**

\*\*\*NON-PAY SHUT OFFS. A bill is sent every month that is due on the last day of the month. Accounts with PAST DUE CHARGES/Pay Immediately\* are subject to shut off, including a \$50 fee.  
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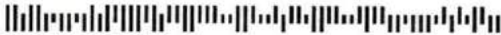
437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

Payment must be RECEIVED, not postmarked by the due date to avoid a late payment charge.

Account Number		
6070401		
Current Charges due	12/31/2020	Autopay Active

**RETURN THIS PORTION WITH YOUR PAYMENT. DO NOT SEND CASH.**

PINEHURST PLACE HOA  
PO BOX 9375  
SLC UT 84109-0375



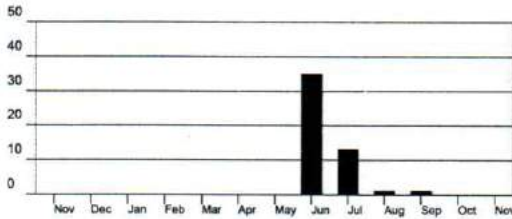
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437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

### Utility Service Bill

**AUTO PAY ACTIVE - DO NOT PAY**



Account Number	6070401
Bill Date	11/30/2020
Read Date	11/02/2020
Service Address	1639 W 250 N SPRINKLER
Past Due Balance	\$0.00
Current Charges	\$66.45
Total Account Balance	\$66.45

Service	Prior Reading	Current Reading	Consumption	Charges
Previous Balance				\$66.45
Payments Received				\$66.45CR
Past Due Balance				\$0.00
Commercial Water	867	867	0	\$21.80
Commercial Sewer				\$29.45
Commercial Storm Sewer				\$15.20
For billing inquiries please call 801-336-3860 between 8:00 A.M. and 5:00 P.M Monday - Friday. Pay Online @ laytoncity.org or on Layton City App.		<b>Current Charges Due By</b>	<b>12/31/2020</b>	<b>\$66.45</b>
		<b>Total Amount Due</b>	<b>Autopay Active</b>	<b>\$66.45</b>

**CITY MESSAGES:**

\*\*\*NON-PAY SHUT OFFS. A bill is sent every month that is due on the last day of the month. Accounts with PAST DUE CHARGES/Pay Immediately\* are subject to shut off, including a \$50 fee.  
 \*\*\*Layton City has a free App available to access your bill for viewing & payment. It can even remind you about upcoming due dates.





437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

Payment must be RECEIVED, not postmarked by the due date to avoid a late payment charge.

Account Number		
6067001		
Current Charges due	12/31/2020	Autopay Active

RETURN THIS PORTION WITH YOUR PAYMENT. DO NOT SEND CASH.

PINEHURST HOA  
PO BOX 9375  
SLC UT 84109-0375



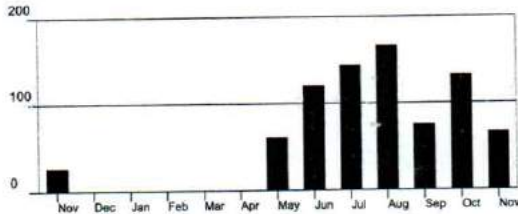
000606700100144805



437 N. Wasatch Dr.  
Layton, UT 84041-3254  
801-336-3860

### Utility Service Bill

AUTO PAY ACTIVE - DO NOT PAY



Account Number	6067001
Bill Date	11/30/2020
Read Date	11/02/2020
Service Address	248 N 1675 W SPRINKLER
Past Due Balance	\$0.00
Current Charges	\$144.80
Total Account Balance	\$144.80

Service	Prior Reading	Current Reading	Consumption	Charges
Previous Balance				\$280.10
Payments Received				\$280.10CR
Past Due Balance				\$0.00
Commercial Water	4739	4805	66	\$144.80
For billing inquiries please call 801-336-3860 between 8:00 A.M. and 5:00 P.M Monday - Friday. Pay Online @ laytoncity.org or on Layton City App.		<b>Current Charges Due By</b>	<b>12/31/2020</b>	<b>\$144.80</b>
		<b>Total Amount Due</b>	<b>Autopay Active</b>	<b>\$144.80</b>

CITY MESSAGES:

\*\*\*NON-PAY SHUT OFFS. A bill is sent every month that is due on the last day of the month. Accounts with PAST DUE CHARGES/Pay Immediately\* are subject to shut off, including a \$50 fee.  
\*\*\*Layton City has a free App available to access your bill for viewing & payment. It can even remind you about upcoming due dates.

# COMCAST BUSINESS

## Place Hoa Pinehurst

Account number  
**8495 44 080 1147755**

For service at:  
1639 W 250 N  
LAYTON UT 84041-7389

Thanks for choosing Comcast Business

Need help?  
Visit [business.comcast.com/help](http://business.comcast.com/help) or  
call 1-800-391-3000

Ready to pay?  
Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount)

Bill date Dec 04, 2020  
Services from Dec 09, 2020 to Jan 08, 2021

Page 1 of 5

### Your monthly account summary

Previous balance	89.73
EFT Payment Nov 24, 2020	-89.73 cr
<b>New charges</b>	
Comcast Business services	88.40
Taxes and fees	1.33

Amount due

**\$89.73**

Payment due Dec 24, 2020



### Manage your services online

Your Comcast Business account online is the one-stop destination to pay your bill and manage your services. Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount).

### Service updates

See the "additional information" section for upcoming service updates.

# COMCAST BUSINESS

9602 S 300 W, STE B SANDY UT 84070-3302  
8633 0610 NO RP 04 12052020 NNNNNNNN 01 000910 0003

PLACE HOA PINEHURST  
PO BOX 9375  
SALT LAKE CITY, UT 84109-0375

Account number **8495 44 080 1147755**

Automatic payment due **Dec 24, 2020**

**Please pay \$89.73**

Electronic Payment to Be Applied 12/24/20



COMCAST  
PO BOX 60533  
CITY OF INDUSTRY CA 91716-0533



849544080114775500089730

# Pinehurst Place HOA

## Bank Reconciliation : 12/31/2020

<b>Wells Fargo - P.O. Box 6995, Portland</b>	<b>#</b>	<b>xxx1650</b>
<b>100000.00 - Pinehurst Place Operating Account (1650)</b>		

Balance on the bank statement as of 12/31/2020:	52,965.54	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	0.00	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	-2,592.86	
Adjusted bank account balance as of the same date	50,372.68	
Balance of the account in our books as of the same date	50,372.68	
<b>Difference:</b>	<b>0.00</b>	

### Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
10/14/2020	1176	405	702.57		Check - American Express Inv. 50% DEPOSIT COLONIAL FLAGS
10/20/2020	1179	455	129.90		Check - Building Management Services Inv. 8160
11/30/2020	DP-50	514	280.10		Check - Layton City Inv. 11/30/20 6067001
11/30/2020	DP-49	513	194.00		Direct payment - Layton City Inv. 11/30/20 6066801
11/30/2020	DP-48	512	146.85		Check - Layton City Inv. 11/30/20 6067101
11/30/2020	DP-46	510	99.70		Direct payment - Layton City
11/30/2020	DP-47	511	66.45		Direct payment - Layton City Inv. 11/30/20 3070401
12/07/2020	Dep. # 38	523		100.00	Deposit 100000.00 - Pinehurst Place Operating Account (1650)
12/09/2020	1193	530	663.71		Check - Tuxedo
12/09/2020	1194	531	460.00		Check - Richard's Law, PC
12/15/2020	Dep. # 39	554		150.00	Deposit 100000.00 - Pinehurst Place Operating Account (1650)
12/18/2020	Dep. # 40	559		100.00	Deposit 100000.00 - Pinehurst Place Operating Account (1650)
12/21/2020	Dep. # 41	562		300.00	Deposit 100000.00 - Pinehurst Place Operating Account (1650)
12/24/2020	1195	577	41.20		Check - Rocky Mountain Power
12/24/2020	DP-57	619	31.84		Check - Comcast
12/30/2020	Dep. # 42	581		475.00	Deposit 100000.00 - Pinehurst Place Operating Account (1650)
12/31/2020	DP-52	572	144.80		Check - Layton City
12/31/2020	DP-53	573	66.45		Check - Layton City
12/31/2020	DP-54	574	64.85		Check - Layton City
12/31/2020	DP-55	575	46.40		Check - Layton City
12/31/2020	DP-56	576	21.80		Check - Layton City

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	<b>3 160.62</b>	<b>1 125.00</b>	<b>21</b>

# Pinehurst Place HOA

## Bank Reconciliation : 12/31/2020

Wells Fargo - P.O. Box 6995, Portland	#	xxx1650
100000.00 - Pinehurst Place Operating Account (1650)		

<b>Checks and Deposits still outstanding (not cleared at the bank yet)</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
10/15/2020	DP-44	453	702.57		Direct payment - Colonial Flag Inv. 0173012 50% DEPOSIT
11/30/2020	1191	528	810.00		Check - Western Management Associates
12/09/2020	1192	529	25.68		Check - Western Management Associates
12/24/2020	DP-51	571	89.73		Check - Comcast
12/31/2020	1198	590	810.00		Check - Western Management Associates
12/31/2020	1196	583	154.88		Check - Building Management Services

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	<b>2 592.86</b>	<b>0.00</b>	<b>6</b>

# Commercial Basic Checking

December 31, 2020 ■ Page 1 of 4



PINEHURST PLACE HOA, INC  
111 S FRONTAGE RD  
CENTERVILLE UT 84014-2108

## Questions?

Call your Customer Service Officer or Client Services

**1-800-AT WELLS** (1-800-289-3557)

5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: [wellsfargo.com](http://wellsfargo.com)

Write: Wells Fargo Bank, N.A. (119)  
P.O. Box 6995  
Portland, OR 97228-6995

## Your Business and Wells Fargo

Visit [wellsfargoworks.com](http://wellsfargoworks.com) to explore videos, articles, infographics, interactive tools, and other resources on the topics of business growth, credit, cash flow management, business planning, technology, marketing, and more.

## Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to [wellsfargo.com/biz](http://wellsfargo.com/biz) or call the number above if you have questions or if you would like to add new services.

Business Online Banking   
Online Statements   
Business Bill Pay   
Business Spending Report   
Overdraft Protection

## Statement period activity summary

Beginning balance on 12/1	\$55,001.16
Deposits/Credits	1,125.00
Withdrawals/Debits	- 3,160.62
<b>Ending balance on 12/31</b>	<b>\$52,965.54</b>

Account number: **9499751650**

**PINEHURST PLACE HOA, INC**

*Utah account terms and conditions apply*

For Direct Deposit use

Routing Number (RTN): 124002971

For Wire Transfers use

Routing Number (RTN): 121000248

## Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.



**Transaction history**

Date	Check Number	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
12/1		Layton City Corp Laytoncity 6070401 Pinehurst Place Hoa		66.45	
12/1		Layton City Corp Laytoncity 6062801 Pinehurst Place Hoa		99.70	
12/1		Layton City Corp Laytoncity 6067101 Pinehurst Hoa		146.85	
12/1		Layton City Corp Laytoncity 6066801 Pinehurst Hoa		194.00	
12/1		Layton City Corp Laytoncity 6067001 Pinehurst Hoa		280.10	54,214.06
12/8		Edeposit IN Branch/Store 12/08/20 04:12:53 Pm 3885 S Wasatch Blvd Salt Lake City UT	100.00		54,314.06
12/14	1176	Check		702.57	
12/14	1194	Check		460.00	
12/14	1193	Check		663.71	52,487.78
12/16		Edeposit IN Branch/Store 12/16/20 02:53:12 Pm 4711 S Highland Dr Salt Lake City UT	150.00		
12/16	9	Check		129.90	52,507.88
12/21		Edeposit IN Branch/Store 12/21/20 02:23:19 Pm 3885 S Wasatch Blvd Salt Lake City UT	100.00		52,607.88
12/22		Secure Instant P Instantpay 5Fe12CA3-Si9661 Pinehurst Place	300.00		52,907.88
12/28		Comcast 8495440 801147755 201226 1819083 Pinehurst *Hoa		31.84	52,876.04
12/29	1195	Check		41.20	52,834.84
12/31		Edeposit IN Branch/Store 12/31/20 10:12:09 Am 4711 S Highland Dr Salt Lake City UT	475.00		
12/31		Layton City Corp Laytoncity 6066801 Pinehurst Hoa		21.80	
12/31		Layton City Corp Laytoncity 6062801 Pinehurst Place Hoa		46.40	
12/31		Layton City Corp Laytoncity 6067101 Pinehurst Hoa		64.85	
12/31		Layton City Corp Laytoncity 6070401 Pinehurst Place Hoa		66.45	
12/31		Layton City Corp Laytoncity 6067001 Pinehurst Hoa		144.80	52,965.54
<b>Ending balance on 12/31</b>					<b>52,965.54</b>
<b>Totals</b>			<b>\$1,125.00</b>	<b>\$3,160.62</b>	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

**Summary of checks written** (checks listed are also displayed in the preceding Transaction history)

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
9	12/16	129.90	1193 *	12/14	663.71	1195	12/29	41.20
1176 *	12/14	702.57	1194	12/14	460.00			

\* Gap in check sequence.

**Monthly service fee summary**

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wells Fargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 12/01/2020 - 12/31/2020	Standard monthly service fee \$10.00	You paid \$0.00
<b>How to avoid the monthly service fee</b>	Minimum required	This fee period
Have any <b>ONE</b> of the following account requirements		
· Average ledger balance	\$500.00	\$53,370.00 <input checked="" type="checkbox"/>

DG/D2






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**Account transaction fees summary**

<i>Service charge description</i>	<i>Units used</i>	<i>Units included</i>	<i>Excess units</i>	<i>Service charge per excess units (\$)</i>	<i>Total service charge (\$)</i>
Cash Deposited (\$)	0	3,000	0	0.0030	0.00
Transactions	24	50	0	0.50	0.00
<b>Total service charges</b>					<b>\$0.00</b>



# Pinehurst Place HOA

## List of deposits

From : 12/01/2020 to : 12/31/2020

<b>Bank Account</b> 100001.00 - Pinehurst Place Reserve Account (2317)			xxx2317	
Trx #	Date	Description	Deposit #	Amount

Number of items:

**Total :**



# Pinehurst Place HOA

## Bank Reconciliation : 12/31/2020

Wells Fargo - P.O. Box 6995, Portland 100001.00 - Pinehurst Place Reserve Account (2317)	#	xxx2317
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Balance on the bank statement as of 12/31/2020:	58,040.25	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	0.00	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	58,040.25	
Balance of the account in our books as of the same date	58,040.25	
<b>Difference:</b>	<b>0.00</b>	

<b>Deposits and checks that have cleared in current period</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
12/31/2020		623		0.49	Interest 100001.00 - Pinehurst Place Reserve Account (2317)

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>0.00</b>	<b>0.49</b>	<b>1</b>

# Pinehurst Place HOA

## Bank Reconciliation : 12/31/2020

Wells Fargo - P.O. Box 6995, Portland 100001.00 - Pinehurst Place Reserve Account (2317)	#	xxx2317
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Checks and Deposits still outstanding (not cleared at the bank yet)

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals		Checks	Deposits	Number	0
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# Business Market Rate Savings

December 31, 2020 ■ Page 1 of 3



PINEHURST PLACE HOA, INC  
111 S FRONTAGE RD  
CENTERVILLE UT 84014-2108

## Questions?

Available by phone 24 hours a day, 7 days a week:

Telecommunications Relay Services calls accepted

**1-800-CALL-WELLS** (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: [wellsfargo.com/biz](https://wellsfargo.com/biz)

Write: Wells Fargo Bank, N.A. (119)

P.O. Box 6995

Portland, OR 97228-6995

## Your Business and Wells Fargo

Visit [wellsfargoworks.com](https://wellsfargoworks.com) to explore videos, articles, infographics, interactive tools, and other resources on the topics of business growth, credit, cash flow management, business planning, technology, marketing, and more.

### Statement period activity summary

Beginning balance on 12/1	\$58,039.76
Deposits/Credits	0.49
Withdrawals/Debits	- 0.00
<b>Ending balance on 12/31</b>	<b>\$58,040.25</b>

Account number: **6837672317**

**PINEHURST PLACE HOA, INC**

*Utah account terms and conditions apply*

For Direct Deposit use

Routing Number (RTN): 124002971

For Wire Transfers use

Routing Number (RTN): 121000248

### Interest summary

Interest paid this statement	\$0.49
Average collected balance	\$58,039.76
Annual percentage yield earned	0.01%
Interest earned this statement period	\$0.49
Interest paid this year	\$8.16

## Transaction history

Date	Description	Deposits/ Credits	Withdrawals/ Debits	Ending daily balance
12/31	Interest Payment	0.49		58,040.25
<b>Ending balance on 12/31</b>				<b>58,040.25</b>
<b>Totals</b>		<b>\$0.49</b>	<b>\$0.00</b>	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

## Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to [wellsfargo.com/feefaq](https://wellsfargo.com/feefaq) for a link to these documents, and answers to common monthly service fee questions.

Fee period 12/01/2020 - 12/31/2020	Standard monthly service fee \$5.00	You paid \$0.00
<b>How to avoid the monthly service fee</b>	Minimum required	This fee period
Have any <b>ONE</b> of the following account requirements		
· Minimum daily balance	\$300.00	\$58,039.76 <input checked="" type="checkbox"/>
· Total automatic transfers from an eligible Wells Fargo business checking account	\$25.00	\$0.00 <input type="checkbox"/>
YC/YC		

## Account transaction fees summary

Service charge description	Units used	Units included	Excess units	Service charge per excess units (\$)	Total service charge (\$)
Deposited Items	0	20	0	0.50	0.00
Cash Deposited (\$)	0	5,000	0	0.0030	0.00
<b>Total service charges</b>					<b>\$0.00</b>

## Other Wells Fargo Benefits

Our National Business Banking Center customer service number 1-800-CALL-WELLS (1-800-225-5935) hours of operation have temporarily changed to 7:00 a.m. to 11:00 p.m. Eastern Time, Monday through Saturday and Sunday 9:00 a.m. to 10:00 p.m. Eastern Time. Access to our automated banking system, the ability to report a fraud claim on your business credit or debit card, and access to report a lost or stolen business card will continue to be available 24 hours a day, 7 days per week. Thank you for banking with Wells Fargo. We appreciate your business.





**General statement policies for Wells Fargo Bank**

■ **Notice:** Wells Fargo Bank, N.A. may furnish information about accounts belonging to individuals, including sole proprietorships, to consumer reporting agencies. If this applies to you, you have the right to dispute the accuracy of information that we have reported by writing to us at: Overdraft Collections and Recovery, P.O. Box 5058, Portland, OR 97208-5058.

You must describe the specific information that is inaccurate or in dispute and the basis for any dispute with supporting documentation. In the case of information that relates to an identity theft, you will need to provide us with an identity theft report.

**Account Balance Calculation Worksheet**

1. Use the following worksheet to calculate your overall account balance.
2. Go through your register and mark each check, withdrawal, ATM transaction, payment, deposit or other credit listed on your statement. Be sure that your register shows any interest paid into your account and any service charges, automatic payments or ATM transactions withdrawn from your account during this statement period.
3. Use the chart to the right to list any deposits, transfers to your account, outstanding checks, ATM withdrawals, ATM payments or any other withdrawals (including any from previous months) which are listed in your register but not shown on your statement.

**ENTER**

A. The ending balance shown on your statement . . . . . \$ \_\_\_\_\_

**ADD**

B. Any deposits listed in your register or transfers into your account which are not shown on your statement. + \$ \_\_\_\_\_  
 . . . . . **TOTAL** \$ \_\_\_\_\_

**CALCULATE THE SUBTOTAL**

(Add Parts A and B)

. . . . . **TOTAL** \$ \_\_\_\_\_

**SUBTRACT**

C. The total outstanding checks and withdrawals from the chart above . . . . . - \$ \_\_\_\_\_

**CALCULATE THE ENDING BALANCE**

(Part A + Part B - Part C)

This amount should be the same as the current balance shown in your check register . . . . . \$ \_\_\_\_\_

Number	Items Outstanding	Amount
<b>Total amount \$</b>		

# Pinehurst Place HOA

## Work Order Summary

From 12/01/2020 to 12/31/2020

No	Unit	Work Address	Vendor	Request on Request by	Target	Status Completed on

	= Number of Items
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# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
<b>3.00 Nick &amp; Melissa Auton</b>				<b>Beginning Balance</b>		<b>300.00</b>
12/14/2020	Late Fees/Fines	332	535	25.00		325.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>325.00</b>
<b>8.00 Matthew &amp; Elizabeth Boucher</b>				<b>Beginning Balance</b>		<b>150.00</b>
12/14/2020	Late Fees/Fines	333	536	25.00		175.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>175.00</b>
<b>13.00 Jeffrey &amp; Amy Christensen</b>				<b>Beginning Balance</b>		<b>150.00</b>
12/14/2020	Late Fees/Fines	334	537	25.00		175.00
12/30/2020	Received by ch. 1368. Thank you	221,334	578		175.00	0.00
<b>Totals</b>				<b>25.00</b>	<b>175.00</b>	<b>0.00</b>
<b>16.00 Jared &amp; Brooke Flint</b>				<b>Beginning Balance</b>		<b>150.00</b>
12/14/2020	Late Fees/Fines	335	538	25.00		175.00
12/15/2020	Received by ch. 304. Thank you	249	553		150.00	25.00
<b>Totals</b>				<b>25.00</b>	<b>150.00</b>	<b>25.00</b>
<b>22.00 Dean &amp; Elaine Hamilton</b>				<b>Beginning Balance</b>		<b>50.00</b>
12/14/2020	Late Fees/Fines	336	539	25.00		75.00
12/18/2020	Received by ch. 0069217963. Thank you	254	557		50.00	25.00
<b>Totals</b>				<b>25.00</b>	<b>50.00</b>	<b>25.00</b>
<b>32.00 Brandon &amp; Jessica Kunz</b>				<b>Beginning Balance</b>		<b>146.00</b>
12/14/2020	Late Fees/Fines	337	540	25.00		171.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>171.00</b>
<b>36.00 Ronald L. Lawson</b>				<b>Beginning Balance</b>		<b>(150.00)</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>38.00 Jeffrey &amp; Marci Low</b>				<b>Beginning Balance</b>		<b>(150.00)</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>45.00 Brent &amp; Lalani Nielson</b>				<b>Beginning Balance</b>		<b>50.00</b>
12/07/2020	Received by ch. 0065249320. Thank you	276	521		50.00	0.00
<b>Totals</b>				<b>0.00</b>	<b>50.00</b>	<b>0.00</b>
<b>46.00 Kyle &amp; Brooke Norseth</b>				<b>Beginning Balance</b>		<b>0.00</b>
12/30/2020	Received by ch. 698259951. Thank you	350	579		150.00	(150.00)
<b>Totals</b>				<b>0.00</b>	<b>150.00</b>	<b>(150.00)</b>
<b>47.00 Adrian &amp; Jennifer Oberholz</b>				<b>Beginning Balance</b>		<b>450.00</b>
12/14/2020	Late Fees/Fines	338	541	25.00		475.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>475.00</b>
<b>50.00 Mike &amp; Mandi Pappadakis</b>				<b>Beginning Balance</b>		<b>150.00</b>
12/14/2020	Late Fees/Fines	339	542	25.00		175.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>175.00</b>
<b>52.00 Richard &amp; Laurie Pike</b>				<b>Beginning Balance</b>		<b>(50.00)</b>
12/07/2020	Received by ch. 0000995264. Thank you	330	522		50.00	(100.00)
<b>Totals</b>				<b>0.00</b>	<b>50.00</b>	<b>(100.00)</b>
<b>53.00 Shelly Post</b>				<b>Beginning Balance</b>		<b>450.00</b>
12/14/2020	Late Fees/Fines	340	543	25.00		475.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>475.00</b>

# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>54.00 Nathan &amp; Shannon Rees</b>				<b>Beginning Balance</b>		<b>300.00</b>
12/14/2020	Late Fees/Fines	341	544	25.00		325.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>325.00</b>
<b>57.00 Shaun &amp; Jennifer Romero</b>				<b>Beginning Balance</b>		<b>150.00</b>
12/14/2020	Late Fees/Fines	342	545	25.00		175.00
12/14/2020	Waive Late Fee Per Richard # 57.00	288	556		25.00	150.00
12/21/2020	Received by ch. Auto 12/21/2020. Thank you	288,342	560		150.00	0.00
<b>Totals</b>				<b>25.00</b>	<b>175.00</b>	<b>0.00</b>
<b>58.00 Logan Sandlund</b>				<b>Beginning Balance</b>		<b>95.00</b>
12/14/2020	Late Fees/Fines	343	546	25.00		120.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>120.00</b>
<b>66.00 David &amp; Toree Valentine</b>				<b>Beginning Balance</b>		<b>300.00</b>
12/14/2020	Late Fees/Fines	344	547	25.00		325.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>325.00</b>
<b>67.00 Jesse Vaughan</b>				<b>Beginning Balance</b>		<b>150.00</b>
12/14/2020	Late Fees/Fines	345	548	25.00		175.00
12/14/2020	Waived Late Fee Per Richard # 67.00	298	555		25.00	150.00
12/21/2020	Received by ch. Auto 12/21/2020. Thank you	298,345	561		150.00	0.00
<b>Totals</b>				<b>25.00</b>	<b>175.00</b>	<b>0.00</b>
<b>68.00 Jeremy Warath</b>				<b>Beginning Balance</b>		<b>150.00</b>
12/14/2020	Late Fees/Fines	346	549	25.00		175.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>175.00</b>
<b>69.00 Michael &amp; Laura Western</b>				<b>Beginning Balance</b>		<b>50.00</b>
12/14/2020	Late Fees/Fines	347	550	25.00		75.00
12/14/2020	Waive Late Fee # 69.00	300	588		25.00	50.00
12/18/2020	Received by ch. 0069341809. Thank you	300	558		50.00	0.00
<b>Totals</b>				<b>25.00</b>	<b>75.00</b>	<b>0.00</b>
<b>74.00 Michael Doxstader</b>				<b>Beginning Balance</b>		<b>(150.00)</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>471.00 Dennis &amp; Cristen Hurst</b>				<b>Beginning Balance</b>		<b>300.00</b>
12/14/2020	Late Fees/Fines	348	551	25.00		325.00
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>325.00</b>
<b>1595.00 Brandon &amp; Tasha Gill</b>				<b>Beginning Balance</b>		<b>2,726.80</b>
12/09/2020	Collection Fees - Richards Law Invoice 9685	331	534	460.00		3,186.80
12/15/2020	Late Fees/Fines	446	634	20.00		3,206.80
<b>Totals</b>				<b>480.00</b>	<b>0.00</b>	<b>3,206.80</b>
<b>1602.00 Gentry &amp; Shannon Lawson</b>				<b>Beginning Balance</b>		<b>0.00</b>
12/30/2020	Received by ch. 697983067. Thank you	351	580		150.00	(150.00)
<b>Totals</b>				<b>0.00</b>	<b>150.00</b>	<b>(150.00)</b>
<b>100000.0 Pinehurst Place Operating Account (1650)</b>				<b>Beginning Balance</b>		<b>51,869.02</b>
12/07/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650) Dep. # 38		523	100.00		51,969.02
12/09/2020	Check - Western Management Associates ch. # 1192	1258 - REIMBURSEMENT	529		25.68	51,943.34
12/09/2020	Check - Tuxedo ch. # 1193	39971	530		663.71	51,279.63

# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
12/09/2020	Check - Richard's Law, PC ch. # 1194	9685	531		460.00	50,819.63
12/15/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650) Dep. # 39		554	150.00		50,969.63
12/18/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650) Dep. # 40		559	100.00		51,069.63
12/21/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650) Dep. # 41		562	300.00		51,369.63
12/24/2020	Check - Comcast	12/24/20 8495440801147755	571		89.73	51,279.90
12/24/2020	Check - Rocky Mountain Power ch. # 1195	12/28/20 176523643748,1/5/21 176523	577		41.20	51,238.70
12/24/2020	Check - Comcast	1/21/21 8495440801147755	619		31.84	51,206.86
12/30/2020	Deposit 100000.00 - Pinehurst Place Operating Account (1650) Dep. # 42		581	475.00		51,681.86
12/31/2020	Check - Layton City	12/31/20 6067001	572		144.80	51,537.06
12/31/2020	Check - Layton City	12/31/20 6070401	573		66.45	51,470.61
12/31/2020	Check - Layton City	12/31/20 6067101	574		64.85	51,405.76
12/31/2020	Check - Layton City	12/31/20 6062801	575		46.40	51,359.36
12/31/2020	Check - Layton City	12/31/20 6066801	576		21.80	51,337.56
12/31/2020	Check - Building Management Services ch. # 1196	1202	583		154.88	51,182.68
12/31/2020	Check - Western Management Associates ch. # 1198	1337	590		810.00	50,372.68
<b>Totals</b>				<b>1,125.00</b>	<b>2,621.34</b>	<b>50,372.68</b>
<b>100001.0 Pinehurst Place Reserve Account (2317)</b>				<b>Beginning Balance</b>		<b>58,039.76</b>
12/31/2020	Interest 100001.00 - Pinehurst Place Reserve Account (2317)		623	0.49		58,040.25
<b>Totals</b>				<b>0.49</b>	<b>0.00</b>	<b>58,040.25</b>
<b>100100.0 Deposit Clearing</b>				<b>Beginning Balance</b>		<b>0.00</b>
12/31/2020	Total of transactions			1,125.00	1,125.00	
<b>Totals</b>				<b>1,125.00</b>	<b>1,125.00</b>	<b>0.00</b>
<b>250070.0 Building Management Services</b>				<b>Beginning Balance</b>		<b>0.00</b>
12/01/2020	Building Management Services	1202	582		154.88	154.88
12/31/2020	Paid ch.# 1196 Inv. 1202	1202	583	154.88		0.00
<b>Totals</b>				<b>154.88</b>	<b>154.88</b>	<b>0.00</b>
<b>250110.0 Comcast</b>				<b>Beginning Balance</b>		<b>0.00</b>
12/04/2020	Comcast	12/24/20 8495440801147755	563		89.73	89.73
12/21/2020	Comcast	1/21/21 8495440801147755	618		31.84	121.57
12/24/2020	Paid Direct Payment Inv. 12/24/20	12/24/20 8495440801147755	571	89.73		31.84
12/24/2020	Paid Direct Payment Inv. 1/21/21	1/21/21 8495440801147755	619	31.84		0.00
<b>Totals</b>				<b>121.57</b>	<b>121.57</b>	<b>0.00</b>
<b>250280.0 Layton City</b>				<b>Beginning Balance</b>		<b>0.00</b>
12/31/2020	Layton City	12/31/20 6066801	566		21.80	21.80
12/31/2020	Layton City	12/31/20 6062801	567		46.40	68.20
12/31/2020	Layton City	12/31/20 6067001	568		144.80	213.00
12/31/2020	Layton City	12/31/20 6070401	569		66.45	279.45
12/31/2020	Layton City	12/31/20 6067101	570		64.85	344.30
12/31/2020	Paid Direct Payment Inv. 12/31/20 6067001	12/31/20 6067001	572	144.80		199.50
12/31/2020	Paid Direct Payment Inv. 12/31/20 6070401	12/31/20 6070401	573	66.45		133.05

# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
12/31/2020	Paid Direct Payment Inv. 12/31/20 6067101	12/31/20 6067101	574	64.85		68.20
12/31/2020	Paid Direct Payment Inv. 12/31/20 6062801	12/31/20 6062801	575	46.40		21.80
12/31/2020	Paid Direct Payment Inv. 12/31/20 6066801	12/31/20 6066801	576	21.80		0.00
<b>Totals</b>				<b>344.30</b>	<b>344.30</b>	<b>0.00</b>
<b>250350.0</b>	<b>Pinehurst Reserve</b>			<b>Beginning Balance</b>		<b>0.00</b>
12/31/2020	Pinehurst Reserve	01/01/20-12/31/20 RESERVE TRANSFER	586		6,640.00	6,640.00
<b>Totals</b>				<b>0.00</b>	<b>6,640.00</b>	<b>6,640.00</b>
<b>250360.0</b>	<b>Rocky Mountain Power</b>			<b>Beginning Balance</b>		<b>0.00</b>
12/03/2020	Rocky Mountain Power	12/28/20 176523643748	565		12.34	12.34
12/10/2020	Rocky Mountain Power	1/5/21 176523641007	564		28.86	41.20
12/24/2020	Paid ch.# 1195 Inv. 1/5/21 176523641007	1/5/21 176523641007	577	28.86		12.34
12/24/2020	Paid ch.# 1195 Inv. 12/28/20 176523643748	12/28/20 176523643748	577	12.34		0.00
<b>Totals</b>				<b>41.20</b>	<b>41.20</b>	<b>0.00</b>
<b>250430.0</b>	<b>Western Management Associates</b>			<b>Beginning Balance</b>		<b>25.68</b>
12/01/2020	Western Management Associates	1337	589		810.00	835.68
12/09/2020	Paid ch.# 1192 Inv. 1258 - REIMBURSEMENT	1258 - REIMBURSEMENT	529	25.68		810.00
12/31/2020	Paid ch.# 1198 Inv. 1337	1337	590	810.00		0.00
<b>Totals</b>				<b>835.68</b>	<b>810.00</b>	<b>0.00</b>
<b>250437.0</b>	<b>Tuxedo</b>			<b>Beginning Balance</b>		<b>663.71</b>
12/09/2020	Paid ch.# 1193 Inv. 39971	39971	530	663.71		0.00
<b>Totals</b>				<b>663.71</b>	<b>0.00</b>	<b>0.00</b>
<b>250438.0</b>	<b>Richard's Law, PC</b>			<b>Beginning Balance</b>		<b>595.00</b>
12/09/2020	Paid ch.# 1194 Inv. 9685	9685	531	460.00		135.00
<b>Totals</b>				<b>460.00</b>	<b>0.00</b>	<b>135.00</b>
<b>300000.0</b>	<b>HOA Fees</b>			<b>Beginning Balance</b>		<b>50,850.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>50,850.00</b>
<b>300300.0</b>	<b>Late Fees/Fines</b>			<b>Beginning Balance</b>		<b>2,535.00</b>
12/14/2020	3, unit 37/1690, inv. 332;1 Late Fees/Fines, charged to Nick & Meli	332	535		25.00	2,560.00
12/14/2020	8, unit 21/1657, inv. 333;1 Late Fees/Fines, charged to Matthew & E	333	536		25.00	2,585.00
12/14/2020	13, unit 203/1675, inv. 334;1 Late Fees/Fines, charged to Jeffrey &	334	537		25.00	2,610.00
12/14/2020	16, unit 207/359, inv. 335;1 Late Fees/Fines, charged to Jared & Br	335	538		25.00	2,635.00
12/14/2020	22, unit 9/1620, inv. 336;1 Late Fees/Fines, charged to Dean & Elai	336	539		25.00	2,660.00
12/14/2020	32, unit 205/1672, inv. 337;1 Late Fees/Fines, charged to Brandon &	337	540		25.00	2,685.00
12/14/2020	47, unit 16/1594, inv. 338;1 Late Fees/Fines, charged to Adrian & J	338	541		25.00	2,710.00
12/14/2020	50, unit 45/103, inv. 339;1 Late Fees/Fines, charged to Mike & Mand	339	542		25.00	2,735.00
12/14/2020	53, unit 32/266, inv. 340;1 Late Fees/Fines, charged to Shelly Post	340	543		25.00	2,760.00
12/14/2020	54, unit 202/1661, inv. 341;1 Late Fees/Fines, charged to Nathan &	341	544		25.00	2,785.00
12/14/2020	57, unit 3/1651, inv. 342;1 Late Fees/Fines, charged to Shaun & Jen	342	545		25.00	2,810.00
12/14/2020	58, unit 214/1605, inv. 343;1 Late Fees/Fines, charged to Logan San	343	546		25.00	2,835.00

# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
12/14/2020	66, unit 236/1604, inv. 344;1 Late Fees/Fines, charged to David & T	344	547		25.00	2,860.00
12/14/2020	67, unit 28/1640, inv. 345;1 Late Fees/Fines, charged to Jesse Vau	345	548		25.00	2,885.00
12/14/2020	68, unit 15/1603, inv. 346;1 Late Fees/Fines, charged to Jeremy War	346	549		25.00	2,910.00
12/14/2020	69, unit 223/1650, inv. 347;1 Late Fees/Fines, charged to Michael &	347	550		25.00	2,935.00
12/14/2020	471, unit 471, inv. 348;1 Late Fees/Fines, charged to Dennis & Cris	348	551		25.00	2,960.00
12/14/2020	Waived Late Fee Per Richard		555	25.00		2,935.00
12/14/2020	Waive Late Fee Per Richard		556	25.00		2,910.00
12/14/2020	Waive Late Fee		588	25.00		2,885.00
12/15/2020	1595, unit 1595, inv. 446;1 Late Fees/Fines, charged to Brandon & T	446	634		20.00	2,905.00
<b>Totals</b>				<b>75.00</b>	<b>445.00</b>	<b>2,905.00</b>
<b>300400.0 Reinvestment Fees</b>				<b>Beginning Balance</b>		<b>1,900.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>1,900.00</b>
<b>300500.0 Setup Fees</b>				<b>Beginning Balance</b>		<b>550.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>550.00</b>
<b>300900.0 Lien Charges</b>				<b>Beginning Balance</b>		<b>420.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>420.00</b>
<b>301000.0 Collection Fees</b>				<b>Beginning Balance</b>		<b>466.80</b>
12/09/2020	1595, unit 1595, inv. 331;1 Collection Fees - Richards Law Invoice 96	331	534		460.00	926.80
<b>Totals</b>				<b>0.00</b>	<b>460.00</b>	<b>926.80</b>
<b>304000.0 Interest Income</b>				<b>Beginning Balance</b>		<b>7.67</b>
12/31/2020	Interest 100001.00 - Pinehurst Place Reserve Account (2317)		623		0.49	8.16
<b>Totals</b>				<b>0.00</b>	<b>0.49</b>	<b>8.16</b>
<b>305000.0 Transfer to Reserve</b>				<b>Beginning Balance</b>		<b>0.00</b>
12/31/2020	01/01/20-12/31/20 Reserve Transfer		585		6,640.00	6,640.00
<b>Totals</b>				<b>0.00</b>	<b>6,640.00</b>	<b>6,640.00</b>
<b>400200.0 Bank Fees</b>				<b>Beginning Balance</b>		<b>20.50</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>20.50</b>
<b>400300.0 Common Area Maintenance</b>				<b>Beginning Balance</b>		<b>3,204.97</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>3,204.97</b>
<b>400400.0 Electricity</b>				<b>Beginning Balance</b>		<b>1,638.62</b>
12/03/2020	Rocky Mountain Power (250360.00 - Rocky Mountain Power)	12-03-2020 12/28/20 176523643748	565	12.34		1,650.96
12/10/2020	Rocky Mountain Power (250360.00 - Rocky Mountain Power)	12-10-2020 1/5/21 176523641007	564	28.86		1,679.82
<b>Totals</b>				<b>41.20</b>	<b>0.00</b>	<b>1,679.82</b>
<b>400500.0 Gas</b>				<b>Beginning Balance</b>		<b>1,297.69</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>1,297.69</b>
<b>400600.0 Insurance</b>				<b>Beginning Balance</b>		<b>1,296.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>1,296.00</b>
<b>400700.0 Landscape Extras</b>				<b>Beginning Balance</b>		<b>12,349.00</b>

# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>12,349.00</b>
<b>400800.0</b>	<b>Landscape Maintenance</b>			<b>Beginning Balance</b>		<b>6,318.26</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>6,318.26</b>
<b>400900.0</b>	<b>Management Fee</b>			<b>Beginning Balance</b>		<b>7,580.00</b>
12/01/2020	Western Management Associates (250430.00 - Western Management Associates)	12-01-2020 1337	589	730.00		8,310.00
<b>Totals</b>				<b>730.00</b>	<b>0.00</b>	<b>8,310.00</b>
<b>401000.0</b>	<b>Miscellaneous Expense</b>			<b>Beginning Balance</b>		<b>2,958.05</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>2,958.05</b>
<b>401100.0</b>	<b>Office Expense</b>			<b>Beginning Balance</b>		<b>730.00</b>
12/01/2020	Western Management Associates (250430.00 - Western Management Associates)	12-01-2020 1337	589	80.00		810.00
<b>Totals</b>				<b>80.00</b>	<b>0.00</b>	<b>810.00</b>
<b>401200.0</b>	<b>Professional Services</b>			<b>Beginning Balance</b>		<b>1,814.10</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>1,814.10</b>
<b>401400.0</b>	<b>Reserve Funding</b>			<b>Beginning Balance</b>		<b>0.00</b>
12/31/2020	01/01/20-12/31/20 Reserve Transfer		585	6,640.00		6,640.00
12/31/2020	Pinehurst Reserve (250350.00 - Pinehurst Reserve)	12-31-2020 01/01/20-12/31/20 RESERVE TRANSFER	586	6,640.00		13,280.00
<b>Totals</b>				<b>13,280.00</b>	<b>0.00</b>	<b>13,280.00</b>
<b>401600.0</b>	<b>Setup Fees</b>			<b>Beginning Balance</b>		<b>550.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>550.00</b>
<b>401900.0</b>	<b>Water/Sewer</b>			<b>Beginning Balance</b>		<b>4,888.50</b>
12/31/2020	Layton City (250280.00 - Layton City)	12-31-2020 12/31/20 6066801	566	21.80		4,910.30
12/31/2020	Layton City (250280.00 - Layton City)	12-31-2020 12/31/20 6062801	567	46.40		4,956.70
12/31/2020	Layton City (250280.00 - Layton City)	12-31-2020 12/31/20 6067001	568	144.80		5,101.50
12/31/2020	Layton City (250280.00 - Layton City)	12-31-2020 12/31/20 6070401	569	66.45		5,167.95
12/31/2020	Layton City (250280.00 - Layton City)	12-31-2020 12/31/20 6067101	570	64.85		5,232.80
<b>Totals</b>				<b>344.30</b>	<b>0.00</b>	<b>5,232.80</b>
<b>402100.0</b>	<b>Irrigation Repairs</b>			<b>Beginning Balance</b>		<b>895.07</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>895.07</b>
<b>402300.0</b>	<b>Plumbing</b>			<b>Beginning Balance</b>		<b>261.14</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>261.14</b>
<b>402400.0</b>	<b>Snow Removal</b>			<b>Beginning Balance</b>		<b>270.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>270.00</b>
<b>402500.0</b>	<b>Pool Maintenance</b>			<b>Beginning Balance</b>		<b>5,540.78</b>
12/01/2020	Building Management Services (250070.00 - Building Management Services)	12-01-2020 1202	582	154.88		5,695.66
<b>Totals</b>				<b>154.88</b>	<b>0.00</b>	<b>5,695.66</b>
<b>402502.0</b>	<b>Pool Supplies</b>			<b>Beginning Balance</b>		<b>28.04</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>28.04</b>



# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
<b>402600.0</b>	<b>Cable/Internet/Telephone</b>				<b>Beginning Balance</b>	<b>843.94</b>
12/04/2020	Comcast (250110.00 - Comcast)	12-04-2020 12/24/20 8495440801147755	563	89.73		933.67
12/21/2020	Comcast (250110.00 - Comcast)	12-21-2020 1/21/21 8495440801147755	618	31.84		965.51
		<b>Totals</b>		<b>121.57</b>	<b>0.00</b>	<b>965.51</b>
<b>600000.0</b>	<b>Retained Earnings</b>				<b>Beginning Balance</b>	<b>110,147.38</b>
		<b>Totals</b>		<b>0.00</b>	<b>0.00</b>	<b>110,147.38</b>

# Pinehurst Place HOA

## Detailed General Ledger

From 12/01/2020 to 12/31/2020

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						

### Transaction Totals

Total Debits	<u>20,603.78</u>
Total Credits	<u>20,603.78</u>
Difference	<u>0.00</u>
Total Assets	<u>113,885.73</u>
Total Liabilities	<u>6,775.00</u>
Total Equity	<u>110,147.38</u>
Total Income	<u>64,199.96</u>
Total Expense	<u>67,236.61</u>

### Ledger Totals

Beginning Debits	<u>168,661.24</u>
Beginning Credits	<u>168,661.24</u>
Difference	<u>0.00</u>
Ending Debits	<u>189,265.02</u>
Ending Credits	<u>189,265.02</u>
Difference	<u>0.00</u>