

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	63,276.11
Savings/Reserve Account	76,025.97
Total Cash	139,302.08
TOTAL ASSETS	139,302.08
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,875.00
Total Liabilities	1,875.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	-2,391.20
Total Capital	137,427.08
TOTAL LIABILITIES & CAPITAL	139,302.08

Income Statement

Welch Randall

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

As of: Aug 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	500.00	26.67	23,275.00	93.29
HOA Reinvestment Fee / Transfer Fee	1,350.00	72.00	1,600.00	6.41
Late Fee	25.00	1.33	75.00	0.30
Total Operating Income	1,875.00	100.00	24,950.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Electricity	277.32	14.79	823.97	3.30
PHP- Clubhouse Gas	396.36	21.14	2,335.66	9.36
PHP- Common Water, Sewer & Storm	0.00	0.00	170.15	0.68
PHP- Pool Maintenance & Repairs	3,585.00	191.20	5,519.97	22.12
PHP- Insurance	127.00	6.77	1,734.00	6.95
PHP- Taxes Licensing	215.00	11.47	235.00	0.94
PHP- Landscaping	4,461.84	237.96	9,018.88	36.15
PHP- Community Activities	52.56	2.80	1,071.12	4.29
PHP- Pool Gate/ Community Controls	0.00	0.00	852.00	3.41
PHP- Dumpster Rental	0.00	0.00	817.87	3.28
Total Pinehurst Place HOA Expense	9,115.08	486.14	22,578.62	90.50
Property Management				
Management Fee	850.00	45.33	4,250.00	17.03
Total Property Management	850.00	45.33	4,250.00	17.03
Start Up Fee Expense	0.00	0.00	795.00	3.19
Real Estate				
Administrative				
Bank Fees /Interest	30.00	1.60	30.00	0.12
Total Administrative	30.00	1.60	30.00	0.12
Total Real Estate	30.00	1.60	30.00	0.12
Total Operating Expense	9,995.08	533.07	27,653.62	110.84

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-8,120.08	-433.07	-2,703.62	-10.84
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	312.42	1.25
Total Other Income	0.00	0.00	312.42	1.25
Net Other Income	0.00	0.00	312.42	1.25
Total Income	1,875.00	100.00	25,262.42	101.25
Total Expense	9,995.08	533.07	27,653.62	110.84
Net Income	-8,120.08	-433.07	-2,391.20	-9.58