

## Balance Sheet

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

As of: 09/30/2023

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	59,504.32
Savings/Reserve Account	76,543.40
<b>Total Cash</b>	<b>136,047.72</b>
<b>TOTAL ASSETS</b>	<b>136,047.72</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	5,325.00
<b>Total Liabilities</b>	<b>5,325.00</b>
<b>Capital</b>	
Retained Earnings	139,818.28
Calculated Retained Earnings	-9,095.56
<b>Total Capital</b>	<b>130,722.72</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>136,047.72</b>

## Income Statement

Welch Randall

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

As of: Sep 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	275.00	100.00	23,550.00	93.36
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,600.00	6.34
Late Fee	0.00	0.00	75.00	0.30
<b>Total Operating Income</b>	<b>275.00</b>	<b>100.00</b>	<b>25,225.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Pinehurst Place HOA Expense</b>				
PHP- Electricity	261.53	95.10	1,085.50	4.30
PHP- Clubhouse Gas	683.40	248.51	3,019.06	11.97
PHP- Common Water, Sewer & Storm	1,614.70	587.16	1,784.85	7.08
PHP- Pool Maintenance & Repairs	2,051.62	746.04	7,571.59	30.02
PHP- Insurance	134.00	48.73	1,868.00	7.41
PHP- Taxes Licensing	0.00	0.00	235.00	0.93
PHP- Landscaping	1,901.54	691.47	10,920.42	43.29
PHP- Community Activities	0.00	0.00	1,071.12	4.25
PHP- Pool Gate/ Community Controls	0.00	0.00	852.00	3.38
PHP- Dumpster Rental	0.00	0.00	817.87	3.24
<b>Total Pinehurst Place HOA Expense</b>	<b>6,646.79</b>	<b>2,417.01</b>	<b>29,225.41</b>	<b>115.86</b>
<b>Property Management</b>				
Management Fee	850.00	309.09	5,100.00	20.22
<b>Total Property Management</b>	<b>850.00</b>	<b>309.09</b>	<b>5,100.00</b>	<b>20.22</b>
Start Up Fee Expense	0.00	0.00	795.00	3.15
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	30.00	0.12
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>30.00</b>	<b>0.12</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>30.00</b>	<b>0.12</b>
<b>Total Operating Expense</b>	<b>7,496.79</b>	<b>2,726.11</b>	<b>35,150.41</b>	<b>139.35</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	-7,221.79	-2,626.11	-9,925.41	-39.35
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	758.28	275.74	829.85	3.29
<b>Total Other Income</b>	<u>758.28</u>	<u>275.74</u>	<u>829.85</u>	<u>3.29</u>
<b>Net Other Income</b>	<u>758.28</u>	<u>275.74</u>	<u>829.85</u>	<u>3.29</u>
Total Income	1,033.28	375.74	26,054.85	103.29
Total Expense	7,496.79	2,726.11	35,150.41	139.35
<b>Net Income</b>	<u><u>-6,463.51</u></u>	<u><u>-2,350.37</u></u>	<u><u>-9,095.56</u></u>	<u><u>-36.06</u></u>