

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	57,848.77
Savings/Reserve Account	76,543.40
Total Cash	134,392.17
TOTAL ASSETS	134,392.17
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,025.00
Total Liabilities	2,025.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	-7,451.11
Total Capital	132,367.17
TOTAL LIABILITIES & CAPITAL	134,392.17

Income Statement

Welch Randall

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

As of: Oct 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	10,850.00	100.00	34,400.00	95.36
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,600.00	4.44
Late Fee	0.00	0.00	75.00	0.21
Total Operating Income	10,850.00	100.00	36,075.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Electricity	246.61	2.27	1,332.11	3.69
PHP- Clubhouse Gas	133.53	1.23	3,152.59	8.74
PHP- Common Water, Sewer & Storm	803.75	7.41	2,588.60	7.18
PHP- Pool Maintenance & Repairs	5,760.86	53.10	13,332.45	36.96
PHP- Insurance	119.00	1.10	1,987.00	5.51
PHP- Taxes Licensing	0.00	0.00	235.00	0.65
PHP- Landscaping	1,291.80	11.91	12,212.22	33.85
PHP- Community Activities	0.00	0.00	1,071.12	2.97
PHP- Pool Gate/ Community Controls	0.00	0.00	852.00	2.36
PHP- Dumpster Rental	0.00	0.00	817.87	2.27
Total Pinehurst Place HOA Expense	8,355.55	77.01	37,580.96	104.17
Property Management				
Management Fee	850.00	7.83	5,950.00	16.49
Total Property Management	850.00	7.83	5,950.00	16.49
Start Up Fee Expense	0.00	0.00	795.00	2.20
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	30.00	0.08
Total Administrative	0.00	0.00	30.00	0.08
Total Real Estate	0.00	0.00	30.00	0.08
Total Operating Expense	9,205.55	84.84	44,355.96	122.95

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	1,644.45	15.16	-8,280.96	-22.95
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	829.85	2.30
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>829.85</u>	<u>2.30</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>829.85</u>	<u>2.30</u>
Total Income	10,850.00	100.00	36,904.85	102.30
Total Expense	9,205.55	84.84	44,355.96	122.95
Net Income	<u><u>1,644.45</u></u>	<u><u>15.16</u></u>	<u><u>-7,451.11</u></u>	<u><u>-20.65</u></u>