

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	55,574.24
Savings/Reserve Account	77,472.58
Total Cash	133,046.82
TOTAL ASSETS	133,046.82
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,075.00
Total Liabilities	2,075.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	-8,846.46
Total Capital	130,971.82
TOTAL LIABILITIES & CAPITAL	133,046.82

Income Statement

Welch Randall

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

As of: Nov 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	300.00	100.00	34,700.00	95.40
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	1,600.00	4.40
Late Fee	0.00	0.00	75.00	0.21
Total Operating Income	300.00	100.00	36,375.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Legal Fees	160.00	53.33	370.00	1.02
PHP- Electricity	48.69	16.23	1,380.80	3.80
PHP- Clubhouse Gas	7.65	2.55	3,160.24	8.69
PHP- Common Water, Sewer & Storm	714.19	238.06	3,302.79	9.08
PHP- Pool Maintenance & Repairs	0.00	0.00	13,332.45	36.65
PHP- Insurance	119.00	39.67	2,106.00	5.79
PHP- Taxes Licensing	0.00	0.00	25.00	0.07
PHP- Landscaping	300.00	100.00	12,512.22	34.40
PHP- Community Activities	0.00	0.00	1,071.12	2.94
PHP- Pool Gate/ Community Controls	0.00	0.00	852.00	2.34
PHP- Dumpster Rental	0.00	0.00	817.87	2.25
Total Pinehurst Place HOA Expense	1,349.53	449.84	38,930.49	107.03
Property Management				
Management Fee	850.00	283.33	6,800.00	18.69
Total Property Management	850.00	283.33	6,800.00	18.69
Start Up Fee Expense	0.00	0.00	795.00	2.19
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	2,199.53	733.18	46,555.49	127.99
NOI - Net Operating	-1,899.53	-633.18	-10,180.49	-27.99

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Income				
Other Income & Expense				
Other Income				
Interest on Bank Accounts	504.18	168.06	1,334.03	3.67
Total Other Income	<u>504.18</u>	<u>168.06</u>	<u>1,334.03</u>	<u>3.67</u>
Net Other Income	<u>504.18</u>	<u>168.06</u>	<u>1,334.03</u>	<u>3.67</u>
Total Income	804.18	268.06	37,709.03	103.67
Total Expense	2,199.53	733.18	46,555.49	127.99
Net Income	<u><u>-1,395.35</u></u>	<u><u>-465.12</u></u>	<u><u>-8,846.46</u></u>	<u><u>-24.32</u></u>