

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 52,547.04 |
| Savings/Reserve Account | 81,140.62 |
| Total Cash | 133,687.66 |
| TOTAL ASSETS | 133,687.66 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 4,675.00 |
| Total Liabilities | 4,675.00 |
| Capital | |
| Retained Earnings | 139,818.28 |
| Calculated Retained Earnings | -10,805.62 |
| Total Capital | 129,012.66 |
| TOTAL LIABILITIES & CAPITAL | 133,687.66 |

Income Statement

Welch Randall

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

As of: Dec 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 | 250.00 | 100.00 | 34,950.00 | 95.43 |
| HOA Reinvestment Fee / Transfer Fee | 0.00 | 0.00 | 1,600.00 | 4.37 |
| Late Fee | 0.00 | 0.00 | 75.00 | 0.20 |
| Total Operating Income | 250.00 | 100.00 | 36,625.00 | 100.00 |
| Expense | | | | |
| Pinehurst Place HOA Expense | | | | |
| PHP- Legal Fees | 60.00 | 24.00 | 430.00 | 1.17 |
| PHP- Electricity | 43.95 | 17.58 | 1,424.75 | 3.89 |
| PHP- Clubhouse Gas | 7.65 | 3.06 | 3,167.89 | 8.65 |
| PHP- Common Water, Sewer & Storm | 170.15 | 68.06 | 3,472.94 | 9.48 |
| PHP- Pool Maintenance & Repairs | 0.00 | 0.00 | 13,332.45 | 36.40 |
| PHP- Insurance | 119.00 | 47.60 | 2,225.00 | 6.08 |
| PHP- Taxes Licensing | 0.00 | 0.00 | 25.00 | 0.07 |
| PHP- Landscaping | 1,226.45 | 490.58 | 13,738.67 | 37.51 |
| PHP- Community Activities | 0.00 | 0.00 | 1,071.12 | 2.92 |
| PHP- Pool Gate/ Community Controls | 0.00 | 0.00 | 852.00 | 2.33 |
| PHP- Dumpster Rental | 0.00 | 0.00 | 817.87 | 2.23 |
| Total Pinehurst Place HOA Expense | 1,627.20 | 650.88 | 40,557.69 | 110.74 |
| Property Management | | | | |
| Management Fee | 850.00 | 340.00 | 7,650.00 | 20.89 |
| Total Property Management | 850.00 | 340.00 | 7,650.00 | 20.89 |
| Start Up Fee Expense | 0.00 | 0.00 | 795.00 | 2.17 |
| 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 | 2,477.20 | 990.88 | 49,032.69 | 133.88 |
| NOI - Net Operating | -2,227.20 | -890.88 | -12,407.69 | -33.88 |

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 | 268.04 | 107.22 | 1,602.07 | 4.37 |
| Total Other Income | <u>268.04</u> | <u>107.22</u> | <u>1,602.07</u> | <u>4.37</u> |
| Net Other Income | <u>268.04</u> | <u>107.22</u> | <u>1,602.07</u> | <u>4.37</u> |
| Total Income | 518.04 | 207.22 | 38,227.07 | 104.37 |
| Total Expense | 2,477.20 | 990.88 | 49,032.69 | 133.88 |
| Net Income | <u><u>-1,959.16</u></u> | <u><u>-783.66</u></u> | <u><u>-10,805.62</u></u> | <u><u>-29.50</u></u> |