

## Balance Sheet

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

**As of:** 01/31/2024

**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	60,457.19
Savings/Reserve Account	81,840.57
<b>Total Cash</b>	<b>142,297.76</b>
<b>TOTAL ASSETS</b>	<b>142,297.76</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,025.00
<b>Total Liabilities</b>	<b>3,025.00</b>
<b>Capital</b>	
Retained Earnings	139,818.28
Calculated Retained Earnings	10,260.10
Calculated Prior Years Retained Earnings	-10,805.62
<b>Total Capital</b>	<b>139,272.76</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>142,297.76</b>

# Income Statement

## Welch Randall

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

As of: Jan 2024

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	11,150.00	99.78	11,150.00	99.78
Late Fee	25.00	0.22	25.00	0.22
<b>Total Operating Income</b>	<b>11,175.00</b>	<b>100.00</b>	<b>11,175.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Pinehurst Place HOA Expense</b>				
PHP- Electricity	43.05	0.39	43.05	0.39
PHP- Clubhouse Gas	7.65	0.07	7.65	0.07
PHP- Common Water, Sewer & Storm	170.15	1.52	170.15	1.52
PHP- Insurance	119.00	1.06	119.00	1.06
<b>Total Pinehurst Place HOA Expense</b>	<b>339.85</b>	<b>3.04</b>	<b>339.85</b>	<b>3.04</b>
<b>Property Management</b>				
Management Fee	850.00	7.61	850.00	7.61
<b>Total Property Management</b>	<b>850.00</b>	<b>7.61</b>	<b>850.00</b>	<b>7.61</b>
<b>Total Operating Expense</b>	<b>1,189.85</b>	<b>10.65</b>	<b>1,189.85</b>	<b>10.65</b>
<b>NOI - Net Operating Income</b>	<b>9,985.15</b>	<b>89.35</b>	<b>9,985.15</b>	<b>89.35</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	274.95	2.46	274.95	2.46
<b>Total Other Income</b>	<b>274.95</b>	<b>2.46</b>	<b>274.95</b>	<b>2.46</b>
<b>Net Other Income</b>	<b>274.95</b>	<b>2.46</b>	<b>274.95</b>	<b>2.46</b>
Total Income	11,449.95	102.46	11,449.95	102.46
Total Expense	1,189.85	10.65	1,189.85	10.65
<b>Net Income</b>	<b>10,260.10</b>	<b>91.81</b>	<b>10,260.10</b>	<b>91.81</b>