

## Balance Sheet

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

As of: 02/29/2024

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	57,230.71
Savings/Reserve Account	82,525.04
<b>Total Cash</b>	<b>139,755.75</b>
<b>TOTAL ASSETS</b>	<b>139,755.75</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	3,925.00
<b>Total Liabilities</b>	<b>3,925.00</b>
<b>Capital</b>	
Retained Earnings	139,818.28
Calculated Retained Earnings	6,818.09
Calculated Prior Years Retained Earnings	-10,805.62
<b>Total Capital</b>	<b>135,830.75</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>139,755.75</b>

# Income Statement

Welch Randall

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

As of: Feb 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	600.00	100.00	11,750.00	99.79
Late Fee	0.00	0.00	25.00	0.21
<b>Total Operating Income</b>	<b>600.00</b>	<b>100.00</b>	<b>11,775.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Pinehurst Place HOA Expense</b>				
PHP- Legal Fees	1,200.00	200.00	1,200.00	10.19
PHP- Electricity	42.57	7.10	85.62	0.73
PHP- Clubhouse Gas	7.65	1.28	15.30	0.13
PHP- Common Water, Sewer & Storm	170.15	28.36	340.30	2.89
PHP- Insurance	119.00	19.83	238.00	2.02
PHP- Taxes Licensing	73.00	12.17	73.00	0.62
PHP- Landscaping	1,839.11	306.52	1,839.11	15.62
<b>Total Pinehurst Place HOA Expense</b>	<b>3,451.48</b>	<b>575.25</b>	<b>3,791.33</b>	<b>32.20</b>
<b>Property Management</b>				
Management Fee	850.00	141.67	1,700.00	14.44
<b>Total Property Management</b>	<b>850.00</b>	<b>141.67</b>	<b>1,700.00</b>	<b>14.44</b>
<b>Total Operating Expense</b>	<b>4,301.48</b>	<b>716.91</b>	<b>5,491.33</b>	<b>46.64</b>
<b>NOI - Net Operating Income</b>	<b>-3,701.48</b>	<b>-616.91</b>	<b>6,283.67</b>	<b>53.36</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	259.47	43.25	534.42	4.54
<b>Total Other Income</b>	<b>259.47</b>	<b>43.25</b>	<b>534.42</b>	<b>4.54</b>
<b>Net Other Income</b>	<b>259.47</b>	<b>43.25</b>	<b>534.42</b>	<b>4.54</b>
Total Income	859.47	143.25	12,309.42	104.54
Total Expense	4,301.48	716.91	5,491.33	46.64
<b>Net Income</b>	<b>-3,442.01</b>	<b>-573.67</b>	<b>6,818.09</b>	<b>57.90</b>