

## Balance Sheet

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

**As of:** 03/31/2024

**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	25,513.41
Savings/Reserve Account	118,823.41
<b>Total Cash</b>	<b>144,336.82</b>
<b>TOTAL ASSETS</b>	<b>144,336.82</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	7,025.00
<b>Total Liabilities</b>	<b>7,025.00</b>
<b>Capital</b>	
Retained Earnings	139,818.28
Calculated Retained Earnings	8,299.16
Calculated Prior Years Retained Earnings	-10,805.62
<b>Total Capital</b>	<b>137,311.82</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>144,336.82</b>

## Income Statement

Welch Randall

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

As of: Mar 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	450.00	39.13	12,200.00	94.39
HOA Reinvestment Fee / Transfer Fee	675.00	58.70	675.00	5.22
Late Fee	25.00	2.17	50.00	0.39
<b>Total Operating Income</b>	<b>1,150.00</b>	<b>100.00</b>	<b>12,925.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>Pinehurst Place HOA Expense</b>				
PHP- Legal Fees	0.00	0.00	1,200.00	9.28
PHP- Electricity	43.24	3.76	128.86	1.00
PHP- Clubhouse Gas	7.65	0.67	22.95	0.18
PHP- Common Water, Sewer & Storm	170.15	14.80	510.45	3.95
PHP- Insurance	119.00	10.35	357.00	2.76
PHP- Taxes Licensing	233.00	20.26	306.00	2.37
PHP- Landscaping	0.00	0.00	1,839.11	14.23
<b>Total Pinehurst Place HOA Expense</b>	<b>573.04</b>	<b>49.83</b>	<b>4,364.37</b>	<b>33.77</b>
<b>Property Management</b>				
Management Fee	850.00	73.91	2,550.00	19.73
<b>Total Property Management</b>	<b>850.00</b>	<b>73.91</b>	<b>2,550.00</b>	<b>19.73</b>
<b>Total Operating Expense</b>	<b>1,423.04</b>	<b>123.74</b>	<b>6,914.37</b>	<b>53.50</b>
<b>NOI - Net Operating Income</b>	<b>-273.04</b>	<b>-23.74</b>	<b>6,010.63</b>	<b>46.50</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	1,440.00	125.22	1,440.00	11.14
Interest on Bank Accounts	314.11	27.31	848.53	6.57
<b>Total Other Income</b>	<b>1,754.11</b>	<b>152.53</b>	<b>2,288.53</b>	<b>17.71</b>
<b>Net Other Income</b>	<b>1,754.11</b>	<b>152.53</b>	<b>2,288.53</b>	<b>17.71</b>
<b>Total Income</b>	<b>2,904.11</b>	<b>252.53</b>	<b>15,213.53</b>	<b>117.71</b>
<b>Total Expense</b>	<b>1,423.04</b>	<b>123.74</b>	<b>6,914.37</b>	<b>53.50</b>

**Income Statement**

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>1,481.07</u>	<u>128.79</u>	<u>8,299.16</u>	<u>64.21</u>