

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	23,871.36
Savings/Reserve Account	136,384.66
Total Cash	160,256.02
TOTAL ASSETS	160,256.02
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,802.16
Total Liabilities	2,802.16
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	19,994.92
Calculated Prior Years Retained Earnings	-2,359.34
Total Capital	157,453.86
TOTAL LIABILITIES & CAPITAL	160,256.02

Income Statement

Welch Randall

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

As of: Apr 2026

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	12,935.00	95.74	27,675.00	97.45
HOA Reinvestment Fee / Transfer Fee	500.00	3.70	500.00	1.76
Late Fee	75.00	0.56	225.00	0.79
Total Operating Income	13,510.00	100.00	28,400.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Legal Fees	0.00	0.00	0.00	0.00
PHP- Electricity	44.26	0.33	178.64	0.63
PHP- Clubhouse Gas	7.65	0.06	30.60	0.11
PHP- Common Water, Sewer & Storm	152.60	1.13	610.40	2.15
PHP- Pool Maintenance & Repairs	0.00	0.00	3,217.80	11.33
PHP- Insurance	111.25	0.82	445.00	1.57
PHP- Taxes Licensing	0.00	0.00	903.00	3.18
PHP- Landscaping	0.00	0.00	683.80	2.41
PHP- Community Activities	0.00	0.00	0.00	0.00
PHP- Improvements	0.00	0.00	0.00	0.00
Total Pinehurst Place HOA Expense	315.76	2.34	6,069.24	21.37
Property Management				
Management Fee	850.00	6.29	3,400.00	11.97
Total Property Management	850.00	6.29	3,400.00	11.97
Total Operating Expense	1,165.76	8.63	9,469.24	33.34
NOI - Net Operating Income	12,344.24	91.37	18,930.76	66.66
Other Income & Expense				
Other Income				
Interest on Bank Accounts	262.35	1.94	1,064.16	3.75
Total Other Income	262.35	1.94	1,064.16	3.75
Net Other Income	262.35	1.94	1,064.16	3.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	13,772.35	101.94	29,464.16	103.75
Total Expense	1,165.76	8.63	9,469.24	33.34
Net Income	<u>12,606.59</u>	<u>93.31</u>	<u>19,994.92</u>	<u>70.40</u>