

Balance Sheet

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

As of: 08/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,844.12
Savings/Reserve Account	139,173.57
Total Cash	153,017.69
TOTAL ASSETS	153,017.69
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,777.50
Total Liabilities	2,777.50
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	12,781.25
Calculated Prior Years Retained Earnings	-2,359.34
Total Capital	150,240.19
TOTAL LIABILITIES & CAPITAL	153,017.69

Income Statement

Welch Randall LLC

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

As of: Aug 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	390.00	100.00	43,875.00	98.37
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	1.12
Clubhouse / Pool	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	225.00	0.50
Total Operating Income	390.00	100.00	44,600.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Reimbursement	0.00	0.00	205.00	0.46
PHP- Legal Fees	0.00	0.00	396.00	0.89
PHP- Electricity	285.89	73.31	1,066.52	2.39
PHP- Clubhouse Gas	109.47	28.07	913.15	2.05
PHP- Common Water, Sewer & Storm	754.18	193.38	2,292.22	5.14
PHP- Pool Maintenance & Repairs	836.56	214.50	8,982.93	20.14
PHP- Insurance	123.25	31.60	926.00	2.08
PHP- Taxes Licensing	0.00	0.00	1,063.25	2.38
PHP- Landscaping	1,946.10	499.00	10,206.75	22.89
PHP- Community Activities	0.00	0.00	0.00	0.00
PHP- Pool Gate/ Community Controls	0.00	0.00	1,120.00	2.51
PHP- Improvements	0.00	0.00	0.00	0.00
Total Pinehurst Place HOA Expense	4,055.45	1,039.86	27,171.82	60.92
Property Management				
Management Fee	850.00	217.95	6,800.00	15.25
Total Property Management	850.00	217.95	6,800.00	15.25
Total Operating Expense	4,905.45	1,257.81	33,971.82	76.17
NOI - Net Operating Income	-4,515.45	-1,157.81	10,628.18	23.83
Other Income & Expense				
Other Income				
Interest on Bank	258.72	66.34	2,153.07	4.83

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	258.72	66.34	2,153.07	4.83
Net Other Income	258.72	66.34	2,153.07	4.83
Total Income	648.72	166.34	46,753.07	104.83
Total Expense	4,905.45	1,257.81	33,971.82	76.17
Net Income	-4,256.73	-1,091.47	12,781.25	28.66