

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	18,727.90
Savings/Reserve Account	138,489.85
Total Cash	157,217.75
TOTAL ASSETS	157,217.75
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,720.83
Total Liabilities	2,720.83
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	17,037.98
Calculated Prior Years Retained Earnings	-2,359.34
Total Capital	154,496.92
TOTAL LIABILITIES & CAPITAL	157,217.75

Income Statement

Welch Randall LLC

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

As of: Jul 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	14,345.00	100.00	43,485.00	98.36
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	1.13
Clubhouse / Pool	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	225.00	0.51
Total Operating Income	14,345.00	100.00	44,210.00	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	0.90
PHP- Electricity	305.02	2.13	780.63	1.77
PHP- Clubhouse Gas	439.62	3.06	803.68	1.82
PHP- Common Water, Sewer & Storm	503.38	3.51	1,538.04	3.48
PHP- Pool Maintenance & Repairs	3,740.12	26.07	8,146.37	18.43
PHP- Insurance	123.25	0.86	802.75	1.82
PHP- Taxes Licensing	0.00	0.00	1,063.25	2.40
PHP- Landscaping	1,660.00	11.57	8,260.65	18.69
PHP- Community Activities	0.00	0.00	0.00	0.00
PHP- Pool Gate/ Community Controls	190.00	1.32	1,120.00	2.53
PHP- Improvements	0.00	0.00	0.00	0.00
Total Pinehurst Place HOA Expense	6,961.39	48.53	23,116.37	52.29
Property Management				
Management Fee	850.00	5.93	5,950.00	13.46
Total Property Management	850.00	5.93	5,950.00	13.46
Total Operating Expense	7,811.39	54.45	29,066.37	65.75
NOI - Net Operating Income	6,533.61	45.55	15,143.63	34.25
Other Income & Expense				
Other Income				
Interest on Bank	292.82	2.04	1,894.35	4.28

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	292.82	2.04	1,894.35	4.28
Net Other Income	292.82	2.04	1,894.35	4.28
Total Income	14,637.82	102.04	46,104.35	104.28
Total Expense	7,811.39	54.45	29,066.37	65.75
Net Income	6,826.43	47.59	17,037.98	38.54