

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,746.40
Savings/Reserve Account	137,082.20
Total Cash	158,828.60
TOTAL ASSETS	158,828.60
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,825.66
Total Liabilities	2,825.66
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	18,544.00
Calculated Prior Years Retained Earnings	-2,359.34
Total Capital	156,002.94
TOTAL LIABILITIES & CAPITAL	158,828.60

Income Statement

Welch Randall LLC

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

As of: May 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	725.00	100.00	28,400.00	97.51
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	500.00	1.72
Late Fee	0.00	0.00	225.00	0.77
Total Operating Income	725.00	100.00	29,125.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Reimbursement	0.00	0.00	0.00	0.00
PHP- Legal Fees	396.00	54.62	396.00	1.36
PHP- Electricity	44.11	6.08	222.75	0.76
PHP- Clubhouse Gas	7.65	1.06	38.25	0.13
PHP- Common Water, Sewer & Storm	177.70	24.51	788.10	2.71
PHP- Pool Maintenance & Repairs	701.50	96.76	3,919.30	13.46
PHP- Insurance	111.25	15.34	556.25	1.91
PHP- Taxes Licensing	160.25	22.10	1,063.25	3.65
PHP- Landscaping	0.00	0.00	683.80	2.35
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	1,598.46	220.48	7,667.70	26.33
Property Management				
Management Fee	850.00	117.24	4,250.00	14.59
Total Property Management	850.00	117.24	4,250.00	14.59
Total Operating Expense	2,448.46	337.72	11,917.70	40.92
NOI - Net Operating Income	-1,723.46	-237.72	17,207.30	59.08
Other Income & Expense				
Other Income				
Interest on Bank Accounts	272.54	37.59	1,336.70	4.59
Total Other Income	272.54	37.59	1,336.70	4.59

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	272.54	37.59	1,336.70	4.59
Total Income	997.54	137.59	30,461.70	104.59
Total Expense	2,448.46	337.72	11,917.70	40.92
Net Income	-1,450.92	-200.13	18,544.00	63.67