

Balance Sheet

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

As of: 05/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	24,707.01
Savings/Reserve Account	120,067.36
Total Cash	144,774.37
TOTAL ASSETS	144,774.37
 LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,925.00
Total Liabilities	3,925.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	11,836.71
Calculated Prior Years Retained Earnings	-10,805.62
Total Capital	140,849.37
TOTAL LIABILITIES & CAPITAL	144,774.37

Income Statement

Welch Randall

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

As of: May 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
Operating Income & Expense				
Income				
Association Dues	525.00	100.00	25,575.00	96.97
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	675.00	2.56
Late Fee	0.00	0.00	125.00	0.47
Total Operating Income	525.00	100.00	26,375.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Reimbursement	0.00	0.00	139.38	0.53
PHP- Legal Fees	0.00	0.00	1,596.00	6.05
PHP- Electricity	42.57	8.11	214.00	0.81
PHP- Clubhouse Gas	7.65	1.46	38.25	0.15
PHP- Common Water, Sewer & Storm	170.15	32.41	850.75	3.23
PHP- Pool Maintenance & Repairs	391.00	74.48	391.00	1.48
PHP- Insurance	119.00	22.67	595.00	2.26
PHP- Taxes Licensing	16.25	3.10	322.25	1.22
PHP- Landscaping	5,987.39	1,140.46	8,694.10	32.96
PHP- Community Activities	130.04	24.77	130.04	0.49
Total Pinehurst Place HOA Expense	6,864.05	1,307.44	12,970.77	49.18
Property Management				
Management Fee	850.00	161.90	4,250.00	16.11
Total Property Management	850.00	161.90	4,250.00	16.11
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	7,714.05	1,469.34	17,220.77	65.29
NOI - Net Operating Income	-7,189.05	-1,369.34	9,154.23	34.71
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,440.00	5.46
Interest on Bank Accounts	0.00	0.00	1,242.48	4.71

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	0.00	0.00	2,682.48	10.17
Net Other Income	0.00	0.00	2,682.48	10.17
Total Income	525.00	100.00	29,057.48	110.17
Total Expense	7,714.05	1,469.34	17,220.77	65.29
Net Income	-7,189.05	-1,369.34	11,836.71	44.88