

Balance Sheet

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

As of: 06/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	21,552.09
Savings/Reserve Account	121,243.46
Total Cash	142,795.55
TOTAL ASSETS	142,795.55
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,425.00
Total Liabilities	6,425.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	7,357.89
Calculated Prior Years Retained Earnings	-10,805.62
Total Capital	136,370.55
TOTAL LIABILITIES & CAPITAL	142,795.55

Income Statement

Welch Randall

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

As of: Jun 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	150.00	100.00	25,725.00	96.98
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	675.00	2.54
Late Fee	0.00	0.00	125.00	0.47
Total Operating Income	150.00	100.00	26,525.00	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	6.02
PHP- Electricity	228.04	152.03	442.04	1.67
PHP- Clubhouse Gas	581.27	387.51	619.52	2.34
PHP- Common Water, Sewer & Storm	642.15	428.10	1,492.90	5.63
PHP- Pool Maintenance & Repairs	582.04	388.03	973.04	3.67
PHP- Insurance	118.16	78.77	713.16	2.69
PHP- Taxes Licensing	0.00	0.00	322.25	1.21
PHP- Landscaping	1,422.50	948.33	10,116.60	38.14
PHP- Community Activities	103.76	69.17	233.80	0.88
PHP- Pool Gate/ Community Controls	852.00	568.00	852.00	3.21
PHP- Dumpster Rental	0.00	0.00	0.00	0.00
Total Pinehurst Place HOA Expense	4,529.92	3,019.95	17,500.69	65.98
Property Management				
Management Fee	850.00	566.67	5,100.00	19.23
Total Property Management	850.00	566.67	5,100.00	19.23
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	5,379.92	3,586.61	22,600.69	85.21
NOI - Net Operating Income	-5,229.92	-3,486.61	3,924.31	14.79

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	1,440.00	5.43
Interest on Bank Accounts	751.10	500.73	1,993.58	7.52
Total Other Income	751.10	500.73	3,433.58	12.94
Net Other Income	751.10	500.73	3,433.58	12.94
Total Income	901.10	600.73	29,958.58	112.94
Total Expense	5,379.92	3,586.61	22,600.69	85.21
Net Income	-4,478.82	-2,985.88	7,357.89	27.74