

Account Name	Jan Actuals	Feb Actuals	Mar Actuals	Apr Actuals	May Actuals	Jun Actuals	Jul Actuals	Aug Actuals	Sep Actuals	Oct Actuals	Nov Actuals	Dec Actuals	Forecast Total	
Pinehurst Place Homeowners Association, Inc - 5300 S Adams Ave Pkwy #8 Ogden, UT 84405 - 2023														
Income														
Association Dues	12,750.00	0.00	0.00	12,750.00			12,750.00			12,750.00			51,000.00	
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00	0.00	0.00	250.00	1,350.00	0.00	0.00	0.00	0.00	1,600.00	
Late Fee	275.00	0.00	0.00	0.00	25.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	350.00	
Reserve Transfer									4,440.74				4,440.74	
TOTAL INCOME													57,390.74	
Expense														
Pinehurst Place HOA Expense														
PHP- Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00	0.00	0.00	160.00	60.00	430.00	
PHP- Electricity	0.00	0.00	181.00	63.43	43.92	187.55	251.75	277.32	261.53	246.61	48.69	43.95	1,605.75	
PHP- Clubhouse Gas	0.00	0.00	49.00	0.00	22.64	1,196.41	720.25	396.36	683.40	133.53	7.65	7.65	3,216.89	
PHP- Common Water, Sewer & Storm	175.00	170.15	170.15	170.15	0.00	0.00	0.00	0.00	1,614.70	803.75	714.19	170.15	3,983.39	
PHP- Pool Maintenance & Repairs	0.00	0.00	0.00	400.00	0.00	884.97	650.00	585.00	610.88	5,760.86	0.00	0.00	8,891.71	
PHP- Insurance	123.00	123.00	123.00	123.00	123.00	123.00	1,607.00	127.00	134.00	119.00	119.00	119.00	2,840.00	
PHP- Taxes Licensing	0.00	0.00	295.00	10.00	10.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	320.00	
PHP- Landscaping	0.00	0.00	0.00	0.00	2,656.14	1,900.90	0.00	4,461.84	1,901.54	1,291.80	300.00	1,226.45	13,738.67	
PHP- Community Activities	0.00	0.00	0.00	0.00	0.00	457.93	560.63	52.56	0.00	0.00	0.00	0.00	1,071.12	
PHP- Pool Gate/Community Controls	0.00	0.00	0.00	0.00	0.00	0.00	852.00	0.00	0.00	0.00	0.00	0.00	852.00	
PHP- Dumpster Rental	0.00	0.00	0.00	0.00	0.00	817.87	0.00	0.00	0.00	0.00	0.00	0.00	817.87	
PHP - Reserve maintenance									4,440.74				4,440.74	
PHP - Reserve Transfer	420.42	420.42	420.42	420.42	420.42	420.42	420.42	420.42	420.42	420.42	420.42	420.42	5,045.04	
Total Pinehurst Place HOA Expense	718.40	713.57	1,238.57	1,187.00	3,166.12	5,989.05	5,092.05	6,535.50	10,067.21	8,775.97	1,769.95	2,047.62	47,253.18	
Property Management														
Management Fee	855.00	855.00	855.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	7,650.00	
Start Up Fee Expense	0.00	0.00	0.00	795.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	795.00	
Bank Fees / Interest	0.00	0.00	0.00				0.00	0.00	30.00	0.00	0.00	0.00	30.00	
TOTAL EXPENSES	1,573.40	855.00	855.00	1,645.00	850.00	850.00	850.00	880.00	850.00	850.00	850.00	850.00	55,728.18	
													Total income	57,390.74
													Total expense	55,728.18
													Net income	1,662.56