

Balance Sheet

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

As of: 07/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,417.91
Savings/Reserve Account	120,960.64
Total Cash	146,378.55
TOTAL ASSETS	146,378.55
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	2,950.00
Total Liabilities	2,950.00
Capital	
Retained Earnings	139,818.28
Calculated Retained Earnings	14,415.89
Calculated Prior Years Retained Earnings	-10,805.62
Total Capital	143,428.55
TOTAL LIABILITIES & CAPITAL	146,378.55

Income Statement

Welch Randall

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

As of: Jul 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	12,375.00	100.00	38,100.00	97.94
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	675.00	1.74
Late Fee	0.00	0.00	125.00	0.32
Total Operating Income	12,375.00	100.00	38,900.00	100.00
Expense				
Pinehurst Place HOA Expense				
PHP- Reimbursement	0.00	0.00	139.38	0.36
PHP- Legal Fees	0.00	0.00	1,596.00	4.10
PHP- Electricity	269.41	2.18	711.45	1.83
PHP- Clubhouse Gas	421.27	3.40	1,040.79	2.68
PHP- Common Water, Sewer & Storm	429.75	3.47	1,922.65	4.94
PHP- Pool Maintenance & Repairs	814.00	6.58	1,787.04	4.59
PHP- Insurance	118.16	0.95	831.32	2.14
PHP- Taxes Licensing	21.25	0.17	343.50	0.88
PHP- Landscaping	1,623.00	13.12	11,739.60	30.18
PHP- Community Activities	1,154.30	9.33	1,388.10	3.57
PHP- Pool Gate/ Community Controls	0.00	0.00	852.00	2.19
PHP- Dumpster Rental	0.00	0.00	0.00	0.00
Total Pinehurst Place HOA Expense	4,851.14	39.20	22,351.83	57.46
Property Management				
Management Fee	850.00	6.87	5,950.00	15.30
Total Property Management	850.00	6.87	5,950.00	15.30
Start Up Fee Expense	0.00	0.00	0.00	0.00
Total Operating Expense	5,701.14	46.07	28,301.83	72.76
NOI - Net Operating Income	6,673.86	53.93	10,598.17	27.24

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	3.70
Interest on Bank Accounts	384.14	3.10	2,377.72	6.11
Total Other Income	384.14	3.10	3,817.72	9.81
Net Other Income	384.14	3.10	3,817.72	9.81
Total Income	12,759.14	103.10	42,717.72	109.81
Total Expense	5,701.14	46.07	28,301.83	72.76
Net Income	7,058.00	57.03	14,415.89	37.06