

Balance Sheet

Properties: North Pointe Condominium Owners Association - 360 N 500 W Bountiful, UT 84010

As of: 04/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	35,434.76
Savings/Reserve Account	104,625.80
Total Cash	140,060.56
TOTAL ASSETS	140,060.56
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,631.36
Total Liabilities	6,631.36
Capital	
Retained Earnings	128,595.64
Calculated Retained Earnings	15,331.87
Calculated Prior Years Retained Earnings	-10,498.31
Total Capital	133,429.20
TOTAL LIABILITIES & CAPITAL	140,060.56

Income Statement

Welch Randall

Properties: North Pointe Condominium Owners Association - 360 N 500 W Bountiful, UT 84010

As of: Apr 2023

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	10,160.00	100.00	39,215.00	100.00
Total Operating Income	10,160.00	100.00	39,215.00	100.00
Expense				
North Pointe Condominiums				
NPC- Garbage	427.11	4.20	1,330.30	3.39
NPC- Insurance	872.75	8.59	3,233.86	8.25
NPC- Property Maintenance	0.00	0.00	0.00	0.00
NPC- Telephone	163.80	1.61	638.50	1.63
NPC- Water & Electricity	1,600.82	15.76	6,332.52	16.15
NPC- Plumbing	0.00	0.00	0.00	0.00
NPC- Gas	69.00	0.68	547.04	1.39
NPC- Elevator	416.44	4.10	1,665.76	4.25
NPC- Alarm System	127.80	1.26	511.20	1.30
NPC- Miscellaneous	0.00	0.00	153.75	0.39
NPC- Landscaping	1,053.90	10.37	2,452.23	6.25
NPC- Snow Removal	0.00	0.00	0.00	0.00
NPC- Cleaning	1,640.00	16.14	3,690.00	9.41
NPC- Annual Inspection	0.00	0.00	494.00	1.26
NPC- Sewer	0.00	0.00	4,752.00	12.12
NPC- Landscape Additions	0.00	0.00	0.00	0.00
NPC- Office Supplies	6.37	0.06	8.53	0.02
NPC- Legal Fees	0.00	0.00	356.00	0.91
Total North Pointe Condominiums	6,377.99	62.78	26,165.69	66.72
Property Management				
Management Fee	650.00	6.40	2,600.00	6.63
Total Property Management	650.00	6.40	2,600.00	6.63
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	31.00	0.08
Total Administrative	0.00	0.00	31.00	0.08
Total Real Estate	0.00	0.00	31.00	0.08
Total Operating Expense	7,027.99	69.17	28,796.69	73.43

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	3,132.01	30.83	10,418.31	26.57
Other Income & Expense				
Other Income				
Special Assessment	1,612.10	15.87	4,867.61	12.41
Interest on Bank Accounts	12.45	0.12	45.95	0.12
Total Other Income	<u>1,624.55</u>	<u>15.99</u>	<u>4,913.56</u>	<u>12.53</u>
Net Other Income	<u>1,624.55</u>	<u>15.99</u>	<u>4,913.56</u>	<u>12.53</u>
Total Income	11,784.55	115.99	44,128.56	112.53
Total Expense	7,027.99	69.17	28,796.69	73.43
Net Income	<u><u>4,756.56</u></u>	<u><u>46.82</u></u>	<u><u>15,331.87</u></u>	<u><u>39.10</u></u>