

Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 41,818.71 |
| Savings/Reserve Account | 106,264.37 |
| Total Cash | 148,083.08 |
| TOTAL ASSETS | 148,083.08 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 6,199.70 |
| Total Liabilities | 6,199.70 |
| Capital | |
| Retained Earnings | 128,595.64 |
| Calculated Retained Earnings | 23,786.05 |
| Calculated Prior Years Retained Earnings | -10,498.31 |
| Total Capital | 141,883.38 |
| TOTAL LIABILITIES & CAPITAL | 148,083.08 |

Income Statement

Welch Randall

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

As of: Jun 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 | 9,535.00 | 100.00 | 58,835.00 | 100.00 |
| Late Fee | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Income | 9,535.00 | 100.00 | 58,835.00 | 100.00 |
| Expense | | | | |
| North Pointe Condominiums | | | | |
| NPC- Garbage | 345.92 | 3.63 | 2,099.29 | 3.57 |
| NPC- Insurance | 872.75 | 9.15 | 4,979.36 | 8.46 |
| NPC- Property Maintenance | 0.00 | 0.00 | 14.46 | 0.02 |
| NPC- Telephone | 163.14 | 1.71 | 964.78 | 1.64 |
| NPC- Water & Electricity | 1,540.66 | 16.16 | 9,488.72 | 16.13 |
| NPC- Plumbing | 0.00 | 0.00 | 0.00 | 0.00 |
| NPC- Gas | 69.00 | 0.72 | 685.04 | 1.16 |
| NPC- Elevator | 416.44 | 4.37 | 2,498.64 | 4.25 |
| NPC- Alarm System | 127.80 | 1.34 | 766.80 | 1.30 |
| NPC- Miscellaneous | 100.50 | 1.05 | 254.25 | 0.43 |
| NPC- Landscaping | 0.00 | 0.00 | 2,200.23 | 3.74 |
| NPC- Snow Removal | 0.00 | 0.00 | 2,138.33 | 3.63 |
| NPC- Garage Repairs | 0.00 | 0.00 | 0.00 | 0.00 |
| NPC- Cleaning | 2,416.00 | 25.34 | 6,926.00 | 11.77 |
| NPC- Annual Inspection | 0.00 | 0.00 | 494.00 | 0.84 |
| NPC- Sewer | 0.00 | 0.00 | 4,752.00 | 8.08 |
| NPC- Landscape Additions | 0.00 | 0.00 | 0.00 | 0.00 |
| NPC- Office Supplies | 0.00 | 0.00 | 8.53 | 0.01 |
| NPC- Legal Fees | 400.00 | 4.20 | 756.00 | 1.28 |
| Total North Pointe Condominiums | 6,452.21 | 67.67 | 39,026.43 | 66.33 |
| Property Management | | | | |
| Management Fee | 675.00 | 7.08 | 3,925.00 | 6.67 |
| Total Property Management | 675.00 | 7.08 | 3,925.00 | 6.67 |
| Real Estate | | | | |
| Administrative | | | | |
| Bank Fees /Interest | 0.00 | 0.00 | 31.00 | 0.05 |
| Total Administrative | 0.00 | 0.00 | 31.00 | 0.05 |
| Total Real Estate | 0.00 | 0.00 | 31.00 | 0.05 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-----------------|---------------------|-------------------|------------------------|
| Total Operating Expense | 7,127.21 | 74.75 | 42,982.43 | 73.06 |
| NOI - Net Operating Income | 2,407.79 | 25.25 | 15,852.57 | 26.94 |
| Other Income & Expense | | | | |
| Other Income | | | | |
| Special Assessment | 1,431.65 | 15.01 | 7,861.06 | 13.36 |
| Interest on Bank Accounts | 13.10 | 0.14 | 72.42 | 0.12 |
| Total Other Income | 1,444.75 | 15.15 | 7,933.48 | 13.48 |
| Net Other Income | 1,444.75 | 15.15 | 7,933.48 | 13.48 |
| Total Income | 10,979.75 | 115.15 | 66,768.48 | 113.48 |
| Total Expense | 7,127.21 | 74.75 | 42,982.43 | 73.06 |
| Net Income | 3,852.54 | 40.40 | 23,786.05 | 40.43 |