

**Balance Sheet**

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

As of: 07/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance           |
|--|-------------------|
| <b>ASSETS</b>                            |                   |
| <b>Cash</b>                              |                   |
| Checking - Cash in Bank                  | 38,223.18         |
| Savings/Reserve Account                  | 114,246.05        |
| <b>Total Cash</b>                        | <b>152,469.23</b> |
| <b>TOTAL ASSETS</b>                      | <b>152,469.23</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                   |
| <b>Liabilities</b>                       |                   |
| Prepaid Rent                             | 6,107.49          |
| <b>Total Liabilities</b>                 | <b>6,107.49</b>   |
| <b>Capital</b>                           |                   |
| Retained Earnings                        | 128,595.64        |
| Calculated Retained Earnings             | 28,264.41         |
| Calculated Prior Years Retained Earnings | -10,498.31        |
| <b>Total Capital</b>                     | <b>146,361.74</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>152,469.23</b> |

# Income Statement

Welch Randall

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

As of: Jul 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 |
|--|-----------------|---------------------|-------------------|------------------------|
| <b>Operating Income &amp; Expense</b>  |                 |                     |                   |                        |
| <b>Income</b>                          |                 |                     |                   |                        |
| Association Dues                       | 9,720.00        | 100.00              | 68,555.00         | 100.00                 |
| Late Fee                               | 0.00            | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Income</b>          | <b>9,720.00</b> | <b>100.00</b>       | <b>68,555.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                         |                 |                     |                   |                        |
| <b>North Pointe Condominiums</b>       |                 |                     |                   |                        |
| NPC- Garbage                           | 563.99          | 5.80                | 2,663.28          | 3.88                   |
| NPC- Insurance                         | 872.75          | 8.98                | 5,852.11          | 8.54                   |
| NPC- Property Maintenance              | 0.00            | 0.00                | 14.46             | 0.02                   |
| NPC- Telephone                         | 163.14          | 1.68                | 1,127.92          | 1.65                   |
| NPC- Water & Electricity               | 1,640.05        | 16.87               | 11,128.77         | 16.23                  |
| NPC- Plumbing                          | 250.00          | 2.57                | 250.00            | 0.36                   |
| NPC- Gas                               | 69.00           | 0.71                | 754.04            | 1.10                   |
| NPC- Elevator                          | 845.37          | 8.70                | 3,344.01          | 4.88                   |
| NPC- Alarm System                      | 127.80          | 1.31                | 894.60            | 1.30                   |
| NPC- Miscellaneous                     | 0.00            | 0.00                | 254.25            | 0.37                   |
| NPC- Landscaping                       | 0.00            | 0.00                | 2,200.23          | 3.21                   |
| NPC- Snow Removal                      | 0.00            | 0.00                | 2,138.33          | 3.12                   |
| NPC- Garage Repairs                    | 0.00            | 0.00                | 0.00              | 0.00                   |
| NPC- Cleaning                          | 980.00          | 10.08               | 7,906.00          | 11.53                  |
| NPC- Annual Inspection                 | 0.00            | 0.00                | 494.00            | 0.72                   |
| NPC- Sewer                             | 0.00            | 0.00                | 4,752.00          | 6.93                   |
| 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                        | 0.00            | 0.00                | 756.00            | 1.10                   |
| <b>Total North Pointe Condominiums</b> | <b>5,512.10</b> | <b>56.71</b>        | <b>44,538.53</b>  | <b>64.97</b>           |
| <b>Property Management</b>             |                 |                     |                   |                        |
| Management Fee                         | 675.00          | 6.94                | 4,600.00          | 6.71                   |
| <b>Total Property Management</b>       | <b>675.00</b>   | <b>6.94</b>         | <b>4,600.00</b>   | <b>6.71</b>            |
| <b>Maintenance &amp; Repairs</b>       |                 |                     |                   |                        |
| Cabinet/Drawer/Door Repair             | 110.00          | 1.13                | 110.00            | 0.16                   |
| <b>Total Maintenance &amp; Repairs</b> | <b>110.00</b>   | <b>1.13</b>         | <b>110.00</b>     | <b>0.16</b>            |

## Income Statement

| Account Name                      | Selected Month   | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|------------------|---------------------|-------------------|------------------------|
| <b>Real Estate</b>                |                  |                     |                   |                        |
| <b>Administrative</b>             |                  |                     |                   |                        |
| Bank Fees /Interest               | 0.00             | 0.00                | 31.00             | 0.05                   |
| <b>Total Administrative</b>       | <b>0.00</b>      | <b>0.00</b>         | <b>31.00</b>      | <b>0.05</b>            |
| <b>Total Real Estate</b>          | <b>0.00</b>      | <b>0.00</b>         | <b>31.00</b>      | <b>0.05</b>            |
| <b>Total Operating Expense</b>    | <b>6,297.10</b>  | <b>64.78</b>        | <b>49,279.53</b>  | <b>71.88</b>           |
| <b>NOI - Net Operating Income</b> | <b>3,422.90</b>  | <b>35.22</b>        | <b>19,275.47</b>  | <b>28.12</b>           |
| <b>Other Income &amp; Expense</b> |                  |                     |                   |                        |
| <b>Other Income</b>               |                  |                     |                   |                        |
| Special Assessment                | 1,041.20         | 10.71               | 8,902.26          | 12.99                  |
| Interest on Bank Accounts         | 14.26            | 0.15                | 86.68             | 0.13                   |
| <b>Total Other Income</b>         | <b>1,055.46</b>  | <b>10.86</b>        | <b>8,988.94</b>   | <b>13.11</b>           |
| <b>Net Other Income</b>           | <b>1,055.46</b>  | <b>10.86</b>        | <b>8,988.94</b>   | <b>13.11</b>           |
| <b>Total Income</b>               | <b>10,775.46</b> | <b>110.86</b>       | <b>77,543.94</b>  | <b>113.11</b>          |
| <b>Total Expense</b>              | <b>6,297.10</b>  | <b>64.78</b>        | <b>49,279.53</b>  | <b>71.88</b>           |
| <b>Net Income</b>                 | <b>4,478.36</b>  | <b>46.07</b>        | <b>28,264.41</b>  | <b>41.23</b>           |