

## Balance Sheet

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

As of: 09/30/2023

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	39,573.73
Savings/Reserve Account	115,316.10
<b>Total Cash</b>	<b>154,889.83</b>
<b>TOTAL ASSETS</b>	<b>154,889.83</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,799.28
<b>Total Liabilities</b>	<b>4,799.28</b>
<b>Capital</b>	
Retained Earnings	128,595.64
Calculated Retained Earnings	31,993.22
Calculated Prior Years Retained Earnings	-10,498.31
<b>Total Capital</b>	<b>150,090.55</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>154,889.83</b>

# Income Statement

Welch Randall

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

As of: Sep 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>				
NPC - Garage Door Opener Income	0.00	0.00	0.00	0.00
Association Dues	9,323.97	100.00	87,598.97	100.00
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>9,323.97</b>	<b>100.00</b>	<b>87,598.97</b>	<b>100.00</b>
<b>Expense</b>				
<b>North Pointe Condominiums</b>				
NPC- Garbage	454.04	4.87	3,523.51	4.02
NPC- Insurance	872.75	9.36	7,597.61	8.67
NPC- Property Maintenance	371.30	3.98	385.76	0.44
NPC- Telephone	163.80	1.76	1,455.52	1.66
NPC- Water & Electricity	1,870.28	20.06	14,829.73	16.93
NPC- Plumbing	0.00	0.00	570.00	0.65
NPC- Gas	48.61	0.52	871.65	1.00
NPC- Elevator	0.00	0.00	3,785.43	4.32
NPC- Alarm System	127.80	1.37	1,150.20	1.31
NPC- Miscellaneous	32.16	0.34	286.41	0.33
NPC- Landscaping	0.00	0.00	2,317.23	2.65
NPC- Snow Removal	0.00	0.00	2,138.33	2.44
NPC- Garage Repairs	0.00	0.00	0.00	0.00
NPC- Cleaning	980.00	10.51	9,866.00	11.26
NPC- Annual Inspection	0.00	0.00	494.00	0.56
NPC- Building Repairs	0.00	0.00	28.85	0.03
NPC- Garage Doors	0.00	0.00	0.00	0.00
NPC- Sewer	0.00	0.00	10,224.00	11.67
NPC- Landscape Additions	0.00	0.00	0.00	0.00
NPC- Office Supplies	0.00	0.00	8.53	0.01
NPC- Pest Control	175.00	1.88	175.00	0.20
NPC- Legal Fees	0.00	0.00	756.00	0.86
<b>Total North Pointe Condominiums</b>	<b>5,095.74</b>	<b>54.65</b>	<b>60,463.76</b>	<b>69.02</b>
<b>Property Management</b>				
Management Fee	675.00	7.24	5,950.00	6.79
<b>Total Property Management</b>	<b>675.00</b>	<b>7.24</b>	<b>5,950.00</b>	<b>6.79</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Maintenance &amp; Repairs</b>				
Cabinet/Drawer/Door Repair	0.00	0.00	110.00	0.13
<b>Total Maintenance &amp; Repairs</b>	<b>0.00</b>	<b>0.00</b>	<b>110.00</b>	<b>0.13</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	31.00	0.04
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>31.00</b>	<b>0.04</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>31.00</b>	<b>0.04</b>
<b>Total Operating Expense</b>	<b>5,770.74</b>	<b>61.89</b>	<b>66,554.76</b>	<b>75.98</b>
<b>NOI - Net Operating Income</b>	<b>3,553.23</b>	<b>38.11</b>	<b>21,044.21</b>	<b>24.02</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	942.08	10.10	10,833.48	12.37
Interest on Bank Accounts	14.22	0.15	115.53	0.13
<b>Total Other Income</b>	<b>956.30</b>	<b>10.26</b>	<b>10,949.01</b>	<b>12.50</b>
<b>Net Other Income</b>	<b>956.30</b>	<b>10.26</b>	<b>10,949.01</b>	<b>12.50</b>
Total Income	10,280.27	110.26	98,547.98	112.50
Total Expense	5,770.74	61.89	66,554.76	75.98
<b>Net Income</b>	<b>4,509.53</b>	<b>48.36</b>	<b>31,993.22</b>	<b>36.52</b>