

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	47,467.50
Savings/Reserve Account	115,345.01
Total Cash	162,812.51
TOTAL ASSETS	162,812.51
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,042.10
Total Liabilities	5,042.10
Capital	
Retained Earnings	128,595.64
Calculated Retained Earnings	39,673.08
Calculated Prior Years Retained Earnings	-10,498.31
Total Capital	157,770.41
TOTAL LIABILITIES & CAPITAL	162,812.51

Income Statement

Welch Randall

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

As of: Nov 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				
NPC - Garage Door Opener Income	0.00	0.00	0.00	0.00
Association Dues	9,905.00	100.00	107,435.00	100.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	9,905.00	100.00	107,435.00	100.00
Expense				
North Pointe Condominiums				
NPC- Garbage	458.13	4.63	4,441.27	4.13
NPC- Insurance	872.75	8.81	9,343.11	8.70
NPC- Property Maintenance	910.00	9.19	1,712.66	1.59
NPC- Telephone	164.76	1.66	1,784.08	1.66
NPC- Water & Electricity	2,254.34	22.76	19,198.44	17.87
NPC- Plumbing	0.00	0.00	570.00	0.53
NPC- Gas	73.00	0.74	948.65	0.88
NPC- Elevator	428.93	4.33	4,643.29	4.32
NPC- Alarm System	127.80	1.29	1,405.80	1.31
NPC- Miscellaneous	235.00	2.37	521.41	0.49
NPC- Landscaping	0.00	0.00	2,317.23	2.16
NPC- Snow Removal	0.00	0.00	2,138.33	1.99
NPC- Garage Repairs	0.00	0.00	0.00	0.00
NPC- Cleaning	1,470.00	14.84	12,316.00	11.46
NPC- Annual Inspection	297.53	3.00	791.53	0.74
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	9.52
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	0.00	0.00	175.00	0.16
NPC- Legal Fees	0.00	0.00	756.00	0.70
Total North Pointe Condominiums	7,292.24	73.62	73,324.18	68.25
Property Management				
Management Fee	675.00	6.81	7,300.00	6.79
Total Property Management	675.00	6.81	7,300.00	6.79

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Maintenance & Repairs				
Cabinet/Drawer/Door Repair	0.00	0.00	110.00	0.10
Total Maintenance & Repairs	<u>0.00</u>	<u>0.00</u>	<u>110.00</u>	<u>0.10</u>
Real Estate				
Administrative				
Bank Fees /Interest	0.00	0.00	31.00	0.03
Total Administrative	<u>0.00</u>	<u>0.00</u>	<u>31.00</u>	<u>0.03</u>
Total Real Estate	<u>0.00</u>	<u>0.00</u>	<u>31.00</u>	<u>0.03</u>
Total Operating Expense	<u>7,967.24</u>	<u>80.44</u>	<u>80,765.18</u>	<u>75.18</u>
NOI - Net Operating Income	1,937.76	19.56	26,669.82	24.82
Other Income & Expense				
Other Income				
Special Assessment	1,010.17	10.20	12,858.82	11.97
Interest on Bank Accounts	14.22	0.14	144.44	0.13
Total Other Income	<u>1,024.39</u>	<u>10.34</u>	<u>13,003.26</u>	<u>12.10</u>
Net Other Income	<u>1,024.39</u>	<u>10.34</u>	<u>13,003.26</u>	<u>12.10</u>
Total Income	10,929.39	110.34	120,438.26	112.10
Total Expense	7,967.24	80.44	80,765.18	75.18
Net Income	<u><u>2,962.15</u></u>	<u><u>29.91</u></u>	<u><u>39,673.08</u></u>	<u><u>36.93</u></u>