

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	38,692.19
Savings/Reserve Account	115,359.71
Total Cash	154,051.90
TOTAL ASSETS	154,051.90
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	4,127.92
Total Liabilities	4,127.92
Capital	
Retained Earnings	128,595.64
Calculated Retained Earnings	31,826.65
Calculated Prior Years Retained Earnings	-10,498.31
Total Capital	149,923.98
TOTAL LIABILITIES & CAPITAL	154,051.90

Income Statement

Welch Randall

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

As of: Dec 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	9,720.00	100.00	117,155.00	100.00
Late Fee	0.00	0.00	0.00	0.00
Total Operating Income	9,720.00	100.00	117,155.00	100.00
Expense				
North Pointe Condominiums				
NPC- Garbage	451.90	4.65	4,893.17	4.18
NPC- Insurance	872.75	8.98	10,215.86	8.72
NPC- Property Maintenance	9,499.88	97.74	11,212.54	9.57
NPC- Telephone	164.76	1.70	1,948.84	1.66
NPC- Water & Electricity	1,761.84	18.13	20,960.28	17.89
NPC- Plumbing	351.77	3.62	921.77	0.79
NPC- Gas	73.00	0.75	1,021.65	0.87
NPC- Elevator	428.93	4.41	5,072.22	4.33
NPC- Alarm System	127.80	1.31	1,533.60	1.31
NPC- Miscellaneous	0.00	0.00	521.41	0.45
NPC- Landscaping	0.00	0.00	2,317.23	1.98
NPC- Snow Removal	0.00	0.00	2,138.33	1.83
NPC- Garage Repairs	0.00	0.00	0.00	0.00
NPC- Cleaning	980.00	10.08	13,296.00	11.35
NPC- Annual Inspection	0.00	0.00	791.53	0.68
NPC- Building Repairs	0.00	0.00	28.85	0.02
NPC- Garage Doors	2,088.00	21.48	2,088.00	1.78
NPC- Sewer	0.00	0.00	10,224.00	8.73
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	0.15
NPC- Legal Fees	1,407.00	14.48	2,163.00	1.85
Total North Pointe Condominiums	18,207.63	187.32	91,531.81	78.13
Property Management				
Management Fee	675.00	6.94	7,975.00	6.81
Total Property Management	675.00	6.94	7,975.00	6.81

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	0.09
Total Maintenance & Repairs	0.00	0.00	110.00	0.09
Bank Fees / Interest	0.00	0.00	31.00	0.03
Total Operating Expense	18,882.63	194.27	99,647.81	85.06
NOI - Net Operating Income	-9,162.63	-94.27	17,507.19	14.94
Other Income & Expense				
Other Income				
Special Assessment	1,301.50	13.39	14,160.32	12.09
Interest on Bank Accounts	14.70	0.15	159.14	0.14
Total Other Income	1,316.20	13.54	14,319.46	12.22
Net Other Income	1,316.20	13.54	14,319.46	12.22
Total Income	11,036.20	113.54	131,474.46	112.22
Total Expense	18,882.63	194.27	99,647.81	85.06
Net Income	-7,846.43	-80.72	31,826.65	27.17