

Balance Sheet

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

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking - Cash in Bank | 31,225.15 |
| Savings/Reserve Account | 115,363.81 |
| Total Cash | 146,588.96 |
| TOTAL ASSETS | 146,588.96 |
| | |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepaid Rent | 4,226.01 |
| Total Liabilities | 4,226.01 |
| Capital | |
| Retained Earnings | 128,595.64 |
| Calculated Retained Earnings | -7,561.03 |
| Calculated Prior Years Retained Earnings | 21,328.34 |
| Total Capital | 142,362.95 |
| TOTAL LIABILITIES & CAPITAL | 146,588.96 |

Income Statement

Welch Randall

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

As of: Feb 2024

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 | 9,315.00 | 100.00 | 19,035.00 | 100.00 |
| Total Operating Income | 9,315.00 | 100.00 | 19,035.00 | 100.00 |
| Expense | | | | |
| North Pointe Condominiums | | | | |
| NPC- Garbage | 469.10 | 5.04 | 942.57 | 4.95 |
| NPC- Insurance | 872.75 | 9.37 | 1,745.50 | 9.17 |
| NPC- Property Maintenance | 3,468.55 | 37.24 | 4,018.55 | 21.11 |
| NPC- Telephone | 164.80 | 1.77 | 329.56 | 1.73 |
| NPC- Water & Electricity | 1,601.21 | 17.19 | 3,198.42 | 16.80 |
| NPC- Plumbing | 460.00 | 4.94 | 460.00 | 2.42 |
| NPC- Gas | 73.00 | 0.78 | 146.00 | 0.77 |
| NPC- Elevator | 857.86 | 9.21 | 1,286.79 | 6.76 |
| NPC- Alarm System | 167.80 | 1.80 | 335.60 | 1.76 |
| NPC- Miscellaneous | 94.25 | 1.01 | 94.25 | 0.50 |
| NPC- Landscaping | 673.08 | 7.23 | 673.08 | 3.54 |
| NPC- Cleaning | 1,960.00 | 21.04 | 2,940.00 | 15.45 |
| NPC- Annual Inspection | 0.00 | 0.00 | 0.00 | 0.00 |
| NPC- Carpet Cleaning | 1,593.00 | 17.10 | 1,593.00 | 8.37 |
| NPC- Garage Doors | 864.00 | 9.28 | 1,064.00 | 5.59 |
| NPC- Sewer | 5,472.00 | 58.74 | 5,472.00 | 28.75 |
| NPC- Office Supplies | 0.00 | 0.00 | 0.00 | 0.00 |
| NPC- Legal Fees | 2,851.00 | 30.61 | 2,851.00 | 14.98 |
| Total North Pointe Condominiums | 21,642.40 | 232.34 | 27,150.32 | 142.63 |
| Property Management | | | | |
| Management Fee | 675.00 | 7.25 | 1,350.00 | 7.09 |
| Total Property Management | 675.00 | 7.25 | 1,350.00 | 7.09 |
| Total Operating Expense | 22,317.40 | 239.59 | 28,500.32 | 149.73 |
| NOI - Net Operating Income | -13,002.40 | -139.59 | -9,465.32 | -49.73 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-------------------|---------------------|-------------------|------------------------|
| Other Income & Expense | | | | |
| Other Income | | | | |
| Special Assessment | 937.08 | 10.06 | 1,900.19 | 9.98 |
| Interest on Bank Accounts | 0.91 | 0.01 | 4.10 | 0.02 |
| Total Other Income | 937.99 | 10.07 | 1,904.29 | 10.00 |
| Net Other Income | 937.99 | 10.07 | 1,904.29 | 10.00 |
| Total Income | 10,252.99 | 110.07 | 20,939.29 | 110.00 |
| Total Expense | 22,317.40 | 239.59 | 28,500.32 | 149.73 |
| Net Income | -12,064.41 | -129.52 | -7,561.03 | -39.72 |