

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	11,137.94
Savings/Reserve Account	103,412.97
Total Cash	114,550.91
TOTAL ASSETS	114,550.91
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	6,836.04
Total Liabilities	6,836.04
Capital	
Retained Earnings	128,595.64
Calculated Retained Earnings	-45,740.54
Calculated Prior Years Retained Earnings	24,859.77
Total Capital	107,714.87
TOTAL LIABILITIES & CAPITAL	114,550.91

Income Statement

Welch Randall

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

As of: Sep 2025

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	9,606.30	100.00	87,120.00	99.92
Fine & Violation	0.00	0.00	50.00	0.06
Late Fee	0.00	0.00	20.00	0.02
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	9,606.30	100.00	87,190.00	100.00
Expense				
North Pointe Condominiums				
NPC- Garbage	511.52	5.32	4,256.35	4.88
NPC- Insurance	1,435.16	14.94	12,442.82	14.27
NPC- Property Maintenance	1,805.28	18.79	21,216.22	24.33
NPC- Telephone	198.58	2.07	1,722.68	1.98
NPC- Water & Electricity	2,436.83	25.37	16,340.91	18.74
NPC- Plumbing	-145.00	-1.51	-150.00	-0.17
NPC- Gas	77.00	0.80	595.00	0.68
NPC- Elevator	455.05	4.74	4,015.95	4.61
NPC- Alarm System	182.90	1.90	2,295.10	2.63
NPC- Miscellaneous	1.25	0.01	171.50	0.20
NPC- Landscaping	19,716.62	205.25	22,683.56	26.02
NPC- Snow Removal	6,071.65	63.20	6,071.65	6.96
NPC- Cleaning	0.00	0.00	9,310.00	10.68
NPC- Annual Inspection	0.00	0.00	513.00	0.59
NPC- Carpet Cleaning	0.00	0.00	0.00	0.00
NPC- Building Repairs	0.00	0.00	0.00	0.00
NPC- Garage Doors	0.00	0.00	7,867.00	9.02
NPC- Sewer	0.00	0.00	15,552.00	17.84
NPC- Fertilizer	0.00	0.00	65.17	0.07
NPC- Tree Maintenance	0.00	0.00	900.00	1.03
NPC- Office Supplies	0.00	0.00	119.00	0.14
NPC- Pest Control	0.00	0.00	100.00	0.11
NPC- Legal Fees	0.00	0.00	777.50	0.89
Total North Pointe Condominiums	32,746.84	340.89	126,865.41	145.50
Property Management				
Management Fee	675.00	7.03	6,075.00	6.97

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Property Management	675.00	7.03	6,075.00	6.97
Total Operating Expense	33,421.84	347.92	132,940.41	152.47
NOI - Net Operating Income	-23,815.54	-247.92	-45,750.41	-52.47
Other Income & Expense				
Other Income				
Special Assessment	0.00	0.00	0.00	0.00
Interest on Bank Accounts	0.85	0.01	9.87	0.01
Total Other Income	0.85	0.01	9.87	0.01
Net Other Income	0.85	0.01	9.87	0.01
Total Income	9,607.15	100.01	87,199.87	100.01
Total Expense	33,421.84	347.92	132,940.41	152.47
Net Income	-23,814.69	-247.91	-45,740.54	-52.46