

Balance Sheet

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

As of: 10/31/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,535.92
Savings/Reserve Account	114,528.06
Total Cash	140,063.98
TOTAL ASSETS	140,063.98
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	3,760.00
Total Liabilities	3,760.00
Capital	
Retained Earnings	128,595.64
Calculated Retained Earnings	7,708.34
Total Capital	136,303.98
TOTAL LIABILITIES & CAPITAL	140,063.98

Income Statement

Welch Randall

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

As of: Oct 2021

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	8,875.00	97.37	35,125.00	98.99
HOA Reinvestment Fee / Transfer Fee	300.00	3.29	300.00	0.85
Late Fee	-60.00	-0.66	60.00	0.17
Total Operating Income	9,115.00	100.00	35,485.00	100.00
Expense				
North Pointe Condominiums				
NPC- Garbage	7.63	0.08	1,595.47	4.50
NPC- Insurance	651.08	7.14	2,604.32	7.34
NPC- Property Maintenance	163.68	1.80	5,388.03	15.18
NPC- Telephone	153.44	1.68	614.40	1.73
NPC- Water & Sewer	1,716.52	18.83	11,875.80	33.47
NPC- Plumbing	0.00	0.00	200.00	0.56
NPC- Gas	14.92	0.16	59.68	0.17
NPC- Elevator	404.31	4.44	1,617.24	4.56
NPC- Alarm System	107.80	1.18	431.20	1.22
Total North Pointe Condominiums	3,219.38	35.32	24,386.14	68.72
Property Management				
Management Fee	650.00	7.13	2,600.00	7.33
Total Property Management	650.00	7.13	2,600.00	7.33
Start Up Fee Expense	0.00	0.00	795.00	2.24
Total Operating Expense	3,869.38	42.45	27,781.14	78.29
NOI - Net Operating Income	5,245.62	57.55	7,703.86	21.71
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.95	0.01	4.48	0.01
Total Other Income	0.95	0.01	4.48	0.01
Net Other Income	0.95	0.01	4.48	0.01
Total Income	9,115.95	100.01	35,489.48	100.01
Total Expense	3,869.38	42.45	27,781.14	78.29

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>5,246.57</u>	<u>57.56</u>	<u>7,708.34</u>	<u>21.72</u>