

## Balance Sheet

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

As of: 11/30/2021

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	30,986.42
Savings/Reserve Account	114,529.00
<b>Total Cash</b>	<b>145,515.42</b>
<b>TOTAL ASSETS</b>	<b>145,515.42</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	4,450.00
<b>Total Liabilities</b>	<b>4,450.00</b>
<b>Capital</b>	
Retained Earnings	128,595.64
Calculated Retained Earnings	12,469.78
<b>Total Capital</b>	<b>141,065.42</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>145,515.42</b>

# Income Statement

Welch Randall

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

As of: Nov 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
NPC - Garage Door Opener Income	0.00	0.00	30.00	0.07
Association Dues	9,085.00	97.11	44,180.00	98.53
HOA Reinvestment Fee / Transfer Fee	250.00	2.67	550.00	1.23
Late Fee	20.00	0.21	80.00	0.18
<b>Total Operating Income</b>	<b>9,355.00</b>	<b>100.00</b>	<b>44,840.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>North Pointe Condominiums</b>				
NPC- Garbage	378.83	4.05	1,974.30	4.40
NPC- Insurance	651.08	6.96	3,255.40	7.26
NPC- Property Maintenance	178.75	1.91	5,566.78	12.41
NPC- Telephone	152.92	1.63	767.32	1.71
NPC- Water & Sewer	1,978.82	21.15	13,854.62	30.90
NPC- Plumbing	0.00	0.00	200.00	0.45
NPC- Gas	14.92	0.16	74.60	0.17
NPC- Elevator	404.31	4.32	2,021.55	4.51
NPC- Alarm System	107.80	1.15	539.00	1.20
NPC- Miscellaneous	77.07	0.82	77.07	0.17
<b>Total North Pointe Condominiums</b>	<b>3,944.50</b>	<b>42.16</b>	<b>28,330.64</b>	<b>63.18</b>
<b>Property Management</b>				
Management Fee	650.00	6.95	3,250.00	7.25
<b>Total Property Management</b>	<b>650.00</b>	<b>6.95</b>	<b>3,250.00</b>	<b>7.25</b>
Start Up Fee Expense	0.00	0.00	795.00	1.77
<b>Total Operating Expense</b>	<b>4,594.50</b>	<b>49.11</b>	<b>32,375.64</b>	<b>72.20</b>
<b>NOI - Net Operating Income</b>	<b>4,760.50</b>	<b>50.89</b>	<b>12,464.36</b>	<b>27.80</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	0.94	0.01	5.42	0.01
<b>Total Other Income</b>	<b>0.94</b>	<b>0.01</b>	<b>5.42</b>	<b>0.01</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	0.94	0.01	5.42	0.01
Total Income	9,355.94	100.01	44,845.42	100.01
Total Expense	4,594.50	49.11	32,375.64	72.20
Net Income	<u>4,761.44</u>	<u>50.90</u>	<u>12,469.78</u>	<u>27.81</u>