

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	25,059.97
Savings/Reserve Account	300.60
North Pointe 24 Month CD	50,000.00
North Pointe 12 Month CD	50,000.00
North Pointe AFCU Checking	39,508.10
North Pointe AFCU Savings	1.00
Total Cash	164,869.67
TOTAL ASSETS	164,869.67

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	9,627.67
Total Liabilities	9,627.67

Capital

Retained Earnings	128,596.64
Calculated Retained Earnings	46,720.07
Calculated Prior Years Retained Earnings	-20,074.71
Total Capital	155,242.00
TOTAL LIABILITIES & CAPITAL	164,869.67

Income Statement

Welch Randall LLC

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

As of: Apr 2026

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	9,575.00	16.54	38,735.00	44.51
Fine & Violation	0.00	0.00	0.00	-0.00
Miscellaneous Income	48,300.00	83.46	48,300.00	55.49
Total Operating Income	57,875.00	100.00	87,035.00	100.00
Expense				
North Pointe Condominiums				
NPC- Garbage	528.56	0.91	4,342.73	4.99
NPC- Insurance	1,476.16	2.55	5,822.64	6.69
NPC- Property Maintenance	0.00	0.00	4,009.00	4.61
NPC- Telephone	203.42	0.35	800.20	0.92
NPC- Water & Electricity	1,938.09	3.35	8,265.27	9.50
NPC- Plumbing	-145.00	-0.25	-145.00	-0.17
NPC- Gas	32.00	0.06	218.00	0.25
NPC- Elevator	455.05	0.79	1,820.20	2.09
NPC- Alarm System	197.54	0.34	790.06	0.91
NPC- Miscellaneous	159.25	0.28	159.25	0.18
NPC- Landscaping	1,541.04	2.66	1,541.04	1.77
NPC- Snow Removal	445.00	0.77	445.00	0.51
NPC- Cleaning	0.00	0.00	980.00	1.13
NPC- Annual Inspection	0.00	0.00	0.00	0.00
NPC- Garage Doors	0.00	0.00	0.00	0.00
NPC- Sewer	0.00	0.00	7,776.00	8.93
NPC- Fertilizer	0.00	0.00	66.59	0.08
NPC- Tree Maintenance	0.00	0.00	0.00	0.00
NPC- Office Supplies	0.00	0.00	119.00	0.14
NPC- Pest Control	0.00	0.00	198.00	0.23
NPC- Legal Fees	0.00	0.00	410.00	0.47
Total North Pointe Condominiums	6,831.11	11.80	37,617.98	43.22
Property Management				
Management Fee	675.00	1.17	2,700.00	3.10
Total Property Management	675.00	1.17	2,700.00	3.10
Total Operating Expense	7,506.11	12.97	40,317.98	46.32

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	50,368.89	87.03	46,717.02	53.68
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.60	0.00	3.05	0.00
Total Other Income	<u>0.60</u>	<u>0.00</u>	<u>3.05</u>	<u>0.00</u>
Net Other Income	<u>0.60</u>	<u>0.00</u>	<u>3.05</u>	<u>0.00</u>
Total Income	57,875.60	100.00	87,038.05	100.00
Total Expense	7,506.11	12.97	40,317.98	46.32
Net Income	<u>50,369.49</u>	<u>87.03</u>	<u>46,720.07</u>	<u>53.68</u>

