

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	27,118.29
Savings/Reserve Account	300.60
North Pointe 24 Month CD	50,163.56
North Pointe 12 Month CD	50,159.45
North Pointe AFCU Checking	39,508.10
North Pointe AFCU Savings	1.00
Total Cash	167,251.00
TOTAL ASSETS	167,251.00

LIABILITIES & CAPITAL

Liabilities

Prepaid Rent	8,391.19
Total Liabilities	8,391.19

Capital

Retained Earnings	128,596.64
Calculated Retained Earnings	50,337.88
Calculated Prior Years Retained Earnings	-20,074.71
Total Capital	158,859.81
TOTAL LIABILITIES & CAPITAL	167,251.00

Income Statement

Welch Randall LLC

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

As of: May 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	9,390.00	100.00	48,125.00	49.91
Fine & Violation	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	48,300.00	50.09
Total Operating Income	9,390.00	100.00	96,425.00	100.00
Expense				
North Pointe Condominiums				
NPC- Garbage	1,140.14	12.14	5,482.87	5.69
NPC- Insurance	1,476.16	15.72	7,298.80	7.57
NPC- Property Maintenance	0.00	0.00	4,009.00	4.16
NPC- Telephone	203.34	2.17	1,003.54	1.04
NPC- Water & Electricity	1,915.97	20.40	10,181.24	10.56
NPC- Plumbing	0.00	0.00	-145.00	-0.15
NPC- Gas	32.00	0.34	250.00	0.26
NPC- Elevator	455.05	4.85	2,275.25	2.36
NPC- Alarm System	197.54	2.10	987.60	1.02
NPC- Miscellaneous	0.00	0.00	159.25	0.17
NPC- Landscaping	0.00	0.00	1,541.04	1.60
NPC- Snow Removal	0.00	0.00	445.00	0.46
NPC- Cleaning	0.00	0.00	980.00	1.02
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	8.06
NPC- Fertilizer	0.00	0.00	66.59	0.07
NPC- Tree Maintenance	0.00	0.00	0.00	0.00
NPC- Office Supplies	0.00	0.00	119.00	0.12
NPC- Pest Control	0.00	0.00	198.00	0.21
NPC- Legal Fees	0.00	0.00	410.00	0.43
Total North Pointe Condominiums	5,420.20	57.72	43,038.18	44.63
Property Management				
Management Fee	675.00	7.19	3,375.00	3.50
Total Property Management	675.00	7.19	3,375.00	3.50
Total Operating Expense	6,095.20	64.91	46,413.18	48.13

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	3,294.80	35.09	50,011.82	51.87
Other Income & Expense				
Other Income				
Interest on Bank Accounts	323.01	3.44	326.06	0.34
Total Other Income	<u>323.01</u>	<u>3.44</u>	<u>326.06</u>	<u>0.34</u>
Net Other Income	<u>323.01</u>	<u>3.44</u>	<u>326.06</u>	<u>0.34</u>
Total Income	9,713.01	103.44	96,751.06	100.34
Total Expense	6,095.20	64.91	46,413.18	48.13
Net Income	<u><u>3,617.81</u></u>	<u><u>38.53</u></u>	<u><u>50,337.88</u></u>	<u><u>52.20</u></u>

