

**Balance Sheet**

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

**As of:** 04/30/2024

**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	37,636.97
Savings/Reserve Account	115,365.74
<b>Total Cash</b>	<b>153,002.71</b>
<b>TOTAL ASSETS</b>	<b>153,002.71</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	6,928.83
<b>Total Liabilities</b>	<b>6,928.83</b>
<b>Capital</b>	
Retained Earnings	128,595.64
Calculated Retained Earnings	-3,850.10
Calculated Prior Years Retained Earnings	21,328.34
<b>Total Capital</b>	<b>146,073.88</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>153,002.71</b>

# Income Statement

Welch Randall

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

As of: Apr 2024

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>				
Association Dues	10,160.00	100.00	38,880.00	100.00
<b>Total Operating Income</b>	<b>10,160.00</b>	<b>100.00</b>	<b>38,880.00</b>	<b>100.00</b>
<b>Expense</b>				
<b>North Pointe Condominiums</b>				
NPC- Garbage	473.14	4.66	1,886.41	4.85
NPC- Insurance	1,196.25	11.77	4,138.00	10.64
NPC- Property Maintenance	650.00	6.40	4,668.55	12.01
NPC- Telephone	176.92	1.74	683.40	1.76
NPC- Water & Electricity	1,651.25	16.25	6,505.26	16.73
NPC- Plumbing	0.00	0.00	1,201.30	3.09
NPC- Gas	104.00	1.02	357.00	0.92
NPC- Elevator	428.93	4.22	2,144.65	5.52
NPC- Alarm System	434.77	4.28	938.17	2.41
NPC- Miscellaneous	0.00	0.00	94.25	0.24
NPC- Landscaping	0.00	0.00	673.08	1.73
NPC- Cleaning	980.00	9.65	3,920.00	10.08
NPC- Annual Inspection	0.00	0.00	0.00	0.00
NPC- Carpet Cleaning	0.00	0.00	1,593.00	4.10
NPC- Garage Doors	2,000.00	19.69	3,064.00	7.88
NPC- Sewer	0.00	0.00	5,472.00	14.07
NPC- Office Supplies	0.00	0.00	0.00	0.00
NPC- Legal Fees	2,954.50	29.08	6,549.50	16.85
<b>Total North Pointe Condominiums</b>	<b>11,049.76</b>	<b>108.76</b>	<b>43,888.57</b>	<b>112.88</b>
<b>Property Management</b>				
Management Fee	675.00	6.64	2,700.00	6.94
<b>Total Property Management</b>	<b>675.00</b>	<b>6.64</b>	<b>2,700.00</b>	<b>6.94</b>
Bank Fees / Interest	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>11,724.76</b>	<b>115.40</b>	<b>46,588.57</b>	<b>119.83</b>
<b>NOI - Net Operating Income</b>	<b>-1,564.76</b>	<b>-15.40</b>	<b>-7,708.57</b>	<b>-19.83</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	963.11	9.48	3,852.44	9.91
Interest on Bank Accounts	0.95	0.01	6.03	0.02
<b>Total Other Income</b>	<b>964.06</b>	<b>9.49</b>	<b>3,858.47</b>	<b>9.92</b>
<b>Net Other Income</b>	<b>964.06</b>	<b>9.49</b>	<b>3,858.47</b>	<b>9.92</b>
Total Income	11,124.06	109.49	42,738.47	109.92
Total Expense	11,724.76	115.40	46,588.57	119.83
<b>Net Income</b>	<b>-600.70</b>	<b>-5.91</b>	<b>-3,850.10</b>	<b>-9.90</b>