

## Balance Sheet

Properties: Swiss Alpenhof POA - 1340 W. 365 N. Midway, UT 84049

As of: 08/31/2023

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	35,325.70
Savings/Reserve Account	123,239.76
<b>Total Cash</b>	<b>158,565.46</b>
<b>TOTAL ASSETS</b>	<b>158,565.46</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Retained Earnings	92,545.48
Calculated Retained Earnings	28,966.08
Calculated Prior Years Retained Earnings	37,053.90
<b>Total Capital</b>	<b>158,565.46</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>158,565.46</b>

## Income Statement

### Welch Randall

Properties: Swiss Alpenhof POA - 1340 W. 365 N. Midway, UT 84049

As of: Aug 2023

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>				
Payment Plan Fee	0.00	0.00	320.00	0.52
Association Dues	383.00	79.30	60,432.06	98.56
HOA Reinvestment Fee / Transfer Fee	100.00	20.70	200.00	0.33
Fine & Violation	0.00	0.00	100.00	0.16
Interest Income	0.00	0.00	143.08	0.23
Late Fee	0.00	0.00	120.00	0.20
<b>Total Operating Income</b>	<b>483.00</b>	<b>100.00</b>	<b>61,315.14</b>	<b>100.00</b>
<b>Expense</b>				
<b>Swiss Alpenhof HOA Expenses</b>				
SWA - Taxes	0.00	0.00	445.00	0.73
SWA- Sprinkler & Common Electricity	46.06	9.54	327.06	0.53
SWA- Landscape Service	3,045.35	630.51	11,895.35	19.40
SWA- Insurance	0.00	0.00	17,112.85	27.91
SWA- Office Supplies	10.00	2.07	-2.00	0.00
<b>Total Swiss Alpenhof HOA Expenses</b>	<b>3,101.41</b>	<b>642.11</b>	<b>29,778.26</b>	<b>48.57</b>
<b>Property Management</b>				
Management Fee	408.00	84.47	3,264.00	5.32
<b>Total Property Management</b>	<b>408.00</b>	<b>84.47</b>	<b>3,264.00</b>	<b>5.32</b>
<b>Total Operating Expense</b>	<b>3,509.41</b>	<b>726.59</b>	<b>33,042.26</b>	<b>53.89</b>
<b>NOI - Net Operating Income</b>	<b>-3,026.41</b>	<b>-626.59</b>	<b>28,272.88</b>	<b>46.11</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	128.67	26.64	693.20	1.13
<b>Total Other Income</b>	<b>128.67</b>	<b>26.64</b>	<b>693.20</b>	<b>1.13</b>
<b>Net Other Income</b>	<b>128.67</b>	<b>26.64</b>	<b>693.20</b>	<b>1.13</b>
Total Income	611.67	126.64	62,008.34	101.13
Total Expense	3,509.41	726.59	33,042.26	53.89

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-2,897.74</u>	<u>-599.95</u>	<u>28,966.08</u>	<u>47.24</u>