

## Balance Sheet

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

As of: 09/30/2023

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	33,217.89
Savings/Reserve Account	123,364.41
<b>Total Cash</b>	<b>156,582.30</b>
<b>TOTAL ASSETS</b>	<b>156,582.30</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	26,982.92
Calculated Prior Years Retained Earnings	37,053.90
<b>Total Capital</b>	<b>156,582.30</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>156,582.30</b>

## Income Statement

Welch Randall

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

As of: Sep 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	160.00	12.19	480.00	0.77
Association Dues	1,053.00	80.20	61,485.06	98.17
HOA Reinvestment Fee / Transfer Fee	100.00	7.62	300.00	0.48
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	0.19
<b>Total Operating Income</b>	<b>1,313.00</b>	<b>100.00</b>	<b>62,628.14</b>	<b>100.00</b>
<b>Expense</b>				
<b>Swiss Alpenhof HOA Expenses</b>				
SWA - Taxes	0.00	0.00	445.00	0.71
SWA- Sprinkler & Common Electricity	46.14	3.51	373.20	0.60
SWA- Landscape Service	2,821.00	214.85	14,716.35	23.50
SWA- Irrigation Service	145.67	11.09	145.67	0.23
SWA- Insurance	0.00	0.00	17,112.85	27.32
SWA- Office Supplies	0.00	0.00	-2.00	0.00
<b>Total Swiss Alpenhof HOA Expenses</b>	<b>3,012.81</b>	<b>229.46</b>	<b>32,791.07</b>	<b>52.36</b>
<b>Property Management</b>				
Management Fee	408.00	31.07	3,672.00	5.86
<b>Total Property Management</b>	<b>408.00</b>	<b>31.07</b>	<b>3,672.00</b>	<b>5.86</b>
<b>Total Operating Expense</b>	<b>3,420.81</b>	<b>260.53</b>	<b>36,463.07</b>	<b>58.22</b>
<b>NOI - Net Operating Income</b>	<b>-2,107.81</b>	<b>-160.53</b>	<b>26,165.07</b>	<b>41.78</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	124.65	9.49	817.85	1.31
<b>Total Other Income</b>	<b>124.65</b>	<b>9.49</b>	<b>817.85</b>	<b>1.31</b>
<b>Net Other Income</b>	<b>124.65</b>	<b>9.49</b>	<b>817.85</b>	<b>1.31</b>
Total Income	1,437.65	109.49	63,445.99	101.31
Total Expense	3,420.81	260.53	36,463.07	58.22

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Income	<u>-1,983.16</u>	<u>-151.04</u>	<u>26,982.92</u>	<u>43.08</u>