

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	51,853.98
Savings/Reserve Account	89,255.89
Total Cash	141,109.87
TOTAL ASSETS	141,109.87
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	11,510.49
Calculated Prior Years Retained Earnings	37,053.90
Total Capital	141,109.87
TOTAL LIABILITIES & CAPITAL	141,109.87

Income Statement

Welch Randall

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

As of: Oct 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
Operating Income & Expense				
Income				
Payment Plan Fee	0.00	0.00	480.00	0.76
Association Dues	170.00	100.00	61,655.06	98.18
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	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
Total Operating Income	170.00	100.00	62,798.14	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	445.00	0.71
SWA- Sprinkler & Common Electricity	46.14	27.14	419.34	0.67
SWA- Landscape Service	5,642.00	3,318.82	20,358.35	32.42
SWA- Irrigation Service	0.00	0.00	145.67	0.23
SWA- Insurance	8,558.07	5,034.16	25,670.92	40.88
SWA- Legal Services	1,112.00	654.12	1,112.00	1.77
SWA- Office Supplies	0.00	0.00	-2.00	0.00
Total Swiss Alpenhof HOA Expenses	15,358.21	9,034.24	48,149.28	76.67
Property Management				
Management Fee	408.00	240.00	4,080.00	6.50
Total Property Management	408.00	240.00	4,080.00	6.50
Total Operating Expense	15,766.21	9,274.24	52,229.28	83.17
NOI - Net Operating Income	-15,596.21	-9,174.24	10,568.86	16.83
Other Income & Expense				
Other Income				
Interest on Bank Accounts	123.78	72.81	941.63	1.50
Total Other Income	123.78	72.81	941.63	1.50
Net Other Income	123.78	72.81	941.63	1.50
Total Income	293.78	172.81	63,739.77	101.50

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	15,766.21	9,274.24	52,229.28	83.17
Net Income	<u>-15,472.43</u>	<u>-9,101.43</u>	<u>11,510.49</u>	<u>18.33</u>