

**Balance Sheet**

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

**As of:** 11/30/2023

**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	25,895.79
Savings/Reserve Account	89,329.28
<b>Total Cash</b>	<b>115,225.07</b>
<b>TOTAL ASSETS</b>	<b>115,225.07</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	-14,374.31
Calculated Prior Years Retained Earnings	37,053.90
<b>Total Capital</b>	<b>115,225.07</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>115,225.07</b>

# Income Statement

## Welch Randall

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

As of: Nov 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	480.00	0.76
Association Dues	170.00	100.00	61,825.06	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
<b>Total Operating Income</b>	<b>170.00</b>	<b>100.00</b>	<b>62,968.14</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	45.96	27.04	465.30	0.74
SWA- Landscape Service	0.00	0.00	20,358.35	32.33
SWA- Irrigation Service	0.00	0.00	145.67	0.23
SWA- Insurance	25,674.23	15,102.49	51,345.15	81.54
SWA- Legal Services	0.00	0.00	1,112.00	1.77
SWA- Office Supplies	0.00	0.00	-2.00	0.00
<b>Total Swiss Alpenhof HOA Expenses</b>	<b>25,720.19</b>	<b>15,129.52</b>	<b>73,869.47</b>	<b>117.31</b>
<b>Property Management</b>				
Management Fee	408.00	240.00	4,488.00	7.13
<b>Total Property Management</b>	<b>408.00</b>	<b>240.00</b>	<b>4,488.00</b>	<b>7.13</b>
<b>Total Operating Expense</b>	<b>26,128.19</b>	<b>15,369.52</b>	<b>78,357.47</b>	<b>124.44</b>
<b>NOI - Net Operating Income</b>	<b>-25,958.19</b>	<b>-15,269.52</b>	<b>-15,389.33</b>	<b>-24.44</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	73.39	43.17	1,015.02	1.61
<b>Total Other Income</b>	<b>73.39</b>	<b>43.17</b>	<b>1,015.02</b>	<b>1.61</b>
<b>Net Other Income</b>	<b>73.39</b>	<b>43.17</b>	<b>1,015.02</b>	<b>1.61</b>
<b>Total Income</b>	<b>243.39</b>	<b>143.17</b>	<b>63,983.16</b>	<b>101.61</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	26,128.19	15,369.52	78,357.47	124.44
Net Income	<u>-25,884.80</u>	<u>-15,226.35</u>	<u>-14,374.31</u>	<u>-22.83</u>