

## Balance Sheet

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

As of: 12/31/2023

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	5,316.02
Savings/Reserve Account	106,417.68
<b>Total Cash</b>	<b>111,733.70</b>
<b>TOTAL ASSETS</b>	<b>111,733.70</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	-17,865.68
Calculated Prior Years Retained Earnings	37,053.90
<b>Total Capital</b>	<b>111,733.70</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>111,733.70</b>

# Income Statement

Welch Randall

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

As of: Dec 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	62.96	61,995.06	98.03
HOA Reinvestment Fee / Transfer Fee	100.00	37.04	400.00	0.63
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>270.00</b>	<b>100.00</b>	<b>63,238.14</b>	<b>100.00</b>
<b>Expense</b>				
<b>Swiss Alpenhof HOA Expenses</b>				
SWA - Taxes	0.00	0.00	445.00	0.70
SWA- Sprinkler & Common Electricity	46.09	17.07	511.39	0.81
SWA- Landscape Service	2,389.68	885.07	22,748.03	35.97
SWA- Irrigation Service	1,006.00	372.59	1,151.67	1.82
SWA- Insurance	0.00	0.00	51,345.15	81.19
SWA- Legal Services	0.00	0.00	1,112.00	1.76
SWA- Office Supplies	0.00	0.00	-2.00	0.00
<b>Total Swiss Alpenhof HOA Expenses</b>	<b>3,441.77</b>	<b>1,274.73</b>	<b>77,311.24</b>	<b>122.25</b>
<b>Property Management</b>				
Management Fee	408.00	151.11	4,896.00	7.74
<b>Total Property Management</b>	<b>408.00</b>	<b>151.11</b>	<b>4,896.00</b>	<b>7.74</b>
<b>Total Operating Expense</b>	<b>3,849.77</b>	<b>1,425.84</b>	<b>82,207.24</b>	<b>130.00</b>
<b>NOI - Net Operating Income</b>	<b>-3,579.77</b>	<b>-1,325.84</b>	<b>-18,969.10</b>	<b>-30.00</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	88.40	32.74	1,103.42	1.74
<b>Total Other Income</b>	<b>88.40</b>	<b>32.74</b>	<b>1,103.42</b>	<b>1.74</b>
<b>Net Other Income</b>	<b>88.40</b>	<b>32.74</b>	<b>1,103.42</b>	<b>1.74</b>
<b>Total Income</b>	<b>358.40</b>	<b>132.74</b>	<b>64,341.56</b>	<b>101.74</b>

# Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	3,849.77	1,425.84	82,207.24	130.00
Net Income	<u>-3,491.37</u>	<u>-1,293.10</u>	<u>-17,865.68</u>	<u>-28.25</u>