

Balance Sheet

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

As of: 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	23,968.05
Savings/Reserve Account	85,384.36
Total Cash	109,352.41
TOTAL ASSETS	109,352.41
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	5,998.01
Total Liabilities	5,998.01
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	-33,515.79
Calculated Prior Years Retained Earnings	44,324.71
Total Capital	103,354.40
TOTAL LIABILITIES & CAPITAL	109,352.41

Income Statement

Welch Randall

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

As of: Dec 2020

Accounting Basis: Cash

Level of Detail: Detail View

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	320.00	0.49
Association Dues	-3,800.00	74.37	63,586.38	98.17
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	200.00	0.31
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	-769.68	15.06	578.46	0.89
Late Fee	-540.00	10.57	90.00	0.14
Total Operating Income	-5,109.68	100.00	64,774.84	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	477.00	0.74
SWA- Sprinkler & Common Electricity	14.83	-0.29	197.32	0.30
SWA- Landscape Service	70.00	-1.37	20,215.20	31.21
SWA- Irrigation Service	1,006.00	-19.69	1,031.74	1.59
SWA- Insurance	0.00	0.00	10,680.00	16.49
SWA- Legal Services	0.00	0.00	-167.50	-0.26
SWA- Sprinklers	15.13	-0.30	91.20	0.14
SWA- Office Supplies	0.00	0.00	9.45	0.01
SWA- Stucco Repair Project	0.00	0.00	98,850.00	152.61
Total Swiss Alpenhof HOA Expenses	1,105.96	-21.64	131,384.41	202.83
Property Management				
Management Fee	408.00	-7.98	4,896.00	7.56
Total Property Management	408.00	-7.98	4,896.00	7.56
Real Estate				
Administrative				
Bank Fees /Interest	10.00	-0.20	10.00	0.02
Total Administrative	10.00	-0.20	10.00	0.02
Total Real Estate	10.00	-0.20	10.00	0.02
Total Operating Expense	1,523.96	-29.82	136,290.41	210.41
NOI - Net Operating Income	-6,633.64	129.82	-71,515.57	-110.41

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
-Special Assessment	-2,791.54	54.63	37,769.25	58.31
Interest on Bank Accounts	3.24	-0.06	230.53	0.36
Total Other Income	-2,788.30	54.57	37,999.78	58.66
Net Other Income	-2,788.30	54.57	37,999.78	58.66
Total Income	-7,897.98	154.57	102,774.62	158.66
Total Expense	1,523.96	-29.82	136,290.41	210.41
Net Income	-9,421.94	184.39	-33,515.79	-51.74