

Balance Sheet

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

As of: 07/31/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	65,961.00
Savings/Reserve Account	74,953.77
Total Cash	140,914.77
TOTAL ASSETS	140,914.77
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	29,181.07
Calculated Prior Years Retained Earnings	19,188.22
Total Capital	140,914.77
TOTAL LIABILITIES & CAPITAL	140,914.77

Income Statement

Welch Randall

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

As of: Jul 2024

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	160.00	0.21
Association Dues	310.00	100.00	76,520.00	99.42
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	135.00	0.18
Late Fee	0.00	0.00	150.00	0.19
Total Operating Income	310.00	100.00	76,965.00	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	520.00	0.68
SWA- Sprinkler & Common Electricity	46.34	14.95	322.63	0.42
SWA- Landscape Service	2,916.28	940.74	11,785.90	15.31
SWA- Irrigation Service	0.00	0.00	1,006.00	1.31
SWA- Insurance	47,675.25	15,379.11	91,706.25	119.15
SWA- Legal Services	0.00	0.00	2,779.35	3.61
SWA- Office Supplies	0.00	0.00	61.00	0.08
Total Swiss Alpenhof HOA Expenses	50,637.87	16,334.80	108,181.13	140.56
Property Management				
Management Fee	408.00	131.61	2,856.00	3.71
Total Property Management	408.00	131.61	2,856.00	3.71
Total Operating Expense	51,045.87	16,466.41	111,037.13	144.27
NOI - Net Operating Income	-50,735.87	-16,366.41	-34,072.13	-44.27
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	105,190.61	136.67
Special Assessment	22,100.00	7,129.03	39,650.00	51.52
Interest on Bank Accounts	113.19	36.51	921.75	1.20
Total Other Income	22,213.19	7,165.55	145,762.36	189.39

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Expense				
Insurance Expense (Other)	0.00	0.00	82,509.16	107.20
Total Other Expense	0.00	0.00	82,509.16	107.20
Net Other Income	22,213.19	7,165.55	63,253.20	82.18
Total Income	22,523.19	7,265.55	222,727.36	289.39
Total Expense	51,045.87	16,466.41	193,546.29	251.47
Net Income	-28,522.68	-9,200.86	29,181.07	37.91