

# Balance Sheet

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

As of: 08/31/2024

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	73,814.48
Savings/Reserve Account	26,452.00
<b>Total Cash</b>	<b>100,266.48</b>
<b>TOTAL ASSETS</b>	<b>100,266.48</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	-11,467.22
Calculated Prior Years Retained Earnings	19,188.22
<b>Total Capital</b>	<b>100,266.48</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>100,266.48</b>

# Income Statement

Welch Randall

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

As of: Aug 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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Payment Plan Fee	0.00	0.00	160.00	0.20
Association Dues	1,536.94	85.63	78,056.94	99.11
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	138.00	7.69	273.00	0.35
Late Fee	120.00	6.69	270.00	0.34
<b>Total Operating Income</b>	<b>1,794.94</b>	<b>100.00</b>	<b>78,759.94</b>	<b>100.00</b>
<b>Expense</b>				
<b>Swiss Alpenhof HOA Expenses</b>				
SWA - Taxes	0.00	0.00	520.00	0.66
SWA- Sprinkler & Common Electricity	51.10	2.85	373.73	0.47
SWA- Landscape Service	7,086.62	394.81	18,872.52	23.96
SWA- Irrigation Service	267.75	14.92	1,273.75	1.62
SWA- Insurance	51,575.74	2,873.40	143,281.99	181.92
SWA- Legal Services	0.00	0.00	2,779.35	3.53
SWA- Office Supplies	6.00	0.33	67.00	0.09
<b>Total Swiss Alpenhof HOA Expenses</b>	<b>58,987.21</b>	<b>3,286.31</b>	<b>167,168.34</b>	<b>212.25</b>
<b>Property Management</b>				
Management Fee	408.00	22.73	3,264.00	4.14
<b>Total Property Management</b>	<b>408.00</b>	<b>22.73</b>	<b>3,264.00</b>	<b>4.14</b>
<b>Total Operating Expense</b>	<b>59,395.21</b>	<b>3,309.04</b>	<b>170,432.34</b>	<b>216.39</b>
<b>NOI - Net Operating Income</b>	<b>-57,600.27</b>	<b>-3,209.04</b>	<b>-91,672.40</b>	<b>-116.39</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Insurance Income (Other)	0.00	0.00	105,190.61	133.56
Special Assessment	16,925.00	942.93	56,575.00	71.83
Interest on Bank Accounts	26.98	1.50	948.73	1.20
<b>Total Other Income</b>	<b>16,951.98</b>	<b>944.43</b>	<b>162,714.34</b>	<b>206.60</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Other Expense</b>				
Insurance Expense (Other)	0.00	0.00	82,509.16	104.76
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>82,509.16</u>	<u>104.76</u>
<b>Net Other Income</b>	<u>16,951.98</u>	<u>944.43</u>	<u>80,205.18</u>	<u>101.83</u>
Total Income	18,746.92	1,044.43	241,474.28	306.60
Total Expense	59,395.21	3,309.04	252,941.50	321.16
<b>Net Income</b>	<u><u>-40,648.29</u></u>	<u><u>-2,264.60</u></u>	<u><u>-11,467.22</u></u>	<u><u>-14.56</u></u>