

Balance Sheet

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

As of: 06/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name                             | Balance    |
|------------------------------------------|------------|
| ASSETS                                   |            |
| Cash                                     |            |
| Checking - Cash in Bank                  | 46,921.62  |
| Savings/Reserve Account                  | 122,515.83 |
| Total Cash                               | 169,437.45 |
| TOTAL ASSETS                             | 169,437.45 |
|                                          |            |
| LIABILITIES & CAPITAL                    |            |
| Liabilities                              |            |
| Total Liabilities                        | 0.00       |
| Capital                                  |            |
| Retained Earnings                        | 92,545.48  |
| Calculated Retained Earnings             | 57,703.75  |
| Calculated Prior Years Retained Earnings | 19,188.22  |
| Total Capital                            | 169,437.45 |
| TOTAL LIABILITIES & CAPITAL              | 169,437.45 |

## Income Statement

Welch Randall

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

As of: Jun 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            | 0.21                   |
| Association Dues                         | 5,560.00          | 96.86               | 76,210.00         | 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                          | 90.00             | 1.57                | 135.00            | 0.18                   |
| Late Fee                                 | 90.00             | 1.57                | 150.00            | 0.20                   |
| <b>Total Operating Income</b>            | <b>5,740.00</b>   | <b>100.00</b>       | <b>76,655.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                           |                   |                     |                   |                        |
| <b>Swiss Alpenhof HOA Expenses</b>       |                   |                     |                   |                        |
| SWA - Taxes                              | 0.00              | 0.00                | 520.00            | 0.68                   |
| SWA- Sprinkler & Common Electricity      | 46.25             | 0.81                | 276.29            | 0.36                   |
| SWA- Landscape Service                   | 2,916.28          | 50.81               | 8,869.62          | 11.57                  |
| SWA- Irrigation Service                  | 1,006.00          | 17.53               | 1,006.00          | 1.31                   |
| SWA- Insurance                           | 44,031.00         | 767.09              | 44,031.00         | 57.44                  |
| SWA- Legal Services                      | 0.00              | 0.00                | 2,779.35          | 3.63                   |
| SWA- Office Supplies                     | 0.00              | 0.00                | 61.00             | 0.08                   |
| <b>Total Swiss Alpenhof HOA Expenses</b> | <b>47,999.53</b>  | <b>836.23</b>       | <b>57,543.26</b>  | <b>75.07</b>           |
| <b>Property Management</b>               |                   |                     |                   |                        |
| Management Fee                           | 408.00            | 7.11                | 2,448.00          | 3.19                   |
| <b>Total Property Management</b>         | <b>408.00</b>     | <b>7.11</b>         | <b>2,448.00</b>   | <b>3.19</b>            |
| <b>Total Operating Expense</b>           | <b>48,407.53</b>  | <b>843.34</b>       | <b>59,991.26</b>  | <b>78.26</b>           |
| <b>NOI - Net Operating Income</b>        | <b>-42,667.53</b> | <b>-743.34</b>      | <b>16,663.74</b>  | <b>21.74</b>           |
| <b>Other Income &amp; Expense</b>        |                   |                     |                   |                        |
| <b>Other Income</b>                      |                   |                     |                   |                        |
| Insurance Income (Other)                 | 0.00              | 0.00                | 105,190.61        | 137.23                 |
| Special Assessment                       | 17,550.00         | 305.75              | 17,550.00         | 22.89                  |
| Interest on Bank Accounts                | 141.21            | 2.46                | 808.56            | 1.05                   |
| <b>Total Other Income</b>                | <b>17,691.21</b>  | <b>308.21</b>       | <b>123,549.17</b> | <b>161.18</b>          |

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         | 107.64                 |
| Total Other Expense       | 0.00           | 0.00                | 82,509.16         | 107.64                 |
| Net Other Income          | 17,691.21      | 308.21              | 41,040.01         | 53.54                  |
| Total Income              | 23,431.21      | 408.21              | 200,204.17        | 261.18                 |
| Total Expense             | 48,407.53      | 843.34              | 142,500.42        | 185.90                 |
| Net Income                | -24,976.32     | -435.13             | 57,703.75         | 75.28                  |