

Balance Sheet

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

As of: 09/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	35,962.99
Savings/Reserve Account	26,473.22
Total Cash	62,436.21
TOTAL ASSETS	62,436.21

LIABILITIES & CAPITAL

Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	-49,297.49
Calculated Prior Years Retained Earnings	19,188.22
Total Capital	62,436.21
TOTAL LIABILITIES & CAPITAL	62,436.21

Income Statement

Welch Randall

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

As of: Sep 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	0.00	0.00	77,056.94	99.10
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	273.00	0.35
Late Fee	0.00	0.00	270.00	0.35
Total Operating Income	0.00	0.00	77,759.94	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	520.00	0.67
SWA- Sprinkler & Common Electricity	46.34	0.00	420.07	0.54
SWA- Landscape Service	82.45	0.00	18,954.97	24.38
SWA- Irrigation Service	0.00	0.00	1,273.75	1.64
SWA- Insurance	38,139.70	0.00	181,421.69	233.31
SWA- Legal Services	0.00	0.00	2,779.35	3.57
SWA- Office Supplies	0.00	0.00	67.00	0.09
Total Swiss Alpenhof HOA Expenses	38,268.49	0.00	205,436.83	264.19
Property Management				
Management Fee	408.00	0.00	3,672.00	4.72
Total Property Management	408.00	0.00	3,672.00	4.72
Total Operating Expense	38,676.49	0.00	209,108.83	268.92
NOI - Net Operating Income	-38,676.49	0.00	-131,348.89	-168.92
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	105,190.61	135.28
Special Assessment	825.00	0.00	58,400.00	75.10
Interest on Bank Accounts	21.22	0.00	969.95	1.25
Total Other Income	846.22	0.00	164,560.56	211.63

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	106.11
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>82,509.16</u>	<u>106.11</u>
Net Other Income	<u>846.22</u>	<u>0.00</u>	<u>82,051.40</u>	<u>105.52</u>
Total Income	846.22	0.00	242,320.50	311.63
Total Expense	38,676.49	0.00	291,617.99	375.02
Net Income	<u><u>-37,830.27</u></u>	<u><u>0.00</u></u>	<u><u>-49,297.49</u></u>	<u><u>-63.40</u></u>