

Balance Sheet

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

As of: 11/30/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	13,701.07
Savings/Reserve Account	39,922.49
Total Cash	53,623.56
TOTAL ASSETS	53,623.56
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	-58,110.14
Calculated Prior Years Retained Earnings	19,188.22
Total Capital	53,623.56
TOTAL LIABILITIES & CAPITAL	53,623.56

Income Statement

Welch Randall

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

As of: Nov 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	250.00	100.00	77,306.94	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	250.00	100.00	78,009.94	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	520.00	0.67
SWA- Sprinkler & Common Electricity	56.19	22.48	522.58	0.67
SWA- Landscape Service	0.00	0.00	22,898.00	29.35
SWA- Irrigation Service	0.00	0.00	1,273.75	1.63
SWA- Insurance	2,250.19	900.08	185,922.07	238.33
SWA- Legal Services	0.00	0.00	2,779.35	3.56
SWA- Office Supplies	0.00	0.00	67.00	0.09
Total Swiss Alpenhof HOA Expenses	2,306.38	922.55	213,982.75	274.30
Property Management				
Management Fee	408.00	163.20	4,488.00	5.75
Total Property Management	408.00	163.20	4,488.00	5.75
Total Operating Expense	2,714.38	1,085.75	218,470.75	280.06
NOI - Net Operating Income	-2,464.38	-985.75	-140,460.81	-180.06
Other Income & Expense				
Other Income				
Insurance Income (Other)	0.00	0.00	105,190.61	134.84
Special Assessment	0.00	0.00	58,650.00	75.18
Interest on Bank Accounts	25.09	10.04	1,019.22	1.31
Total Other Income	25.09	10.04	164,859.83	211.33

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	105.77
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>82,509.16</u>	<u>105.77</u>
Net Other Income	<u>25.09</u>	<u>10.04</u>	<u>82,350.67</u>	<u>105.56</u>
Total Income	275.09	110.04	242,869.77	311.33
Total Expense	2,714.38	1,085.75	300,979.91	385.82
Net Income	<u><u>-2,439.29</u></u>	<u><u>-975.72</u></u>	<u><u>-58,110.14</u></u>	<u><u>-74.49</u></u>