

## Balance Sheet

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

As of: 08/31/2025

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                  | 55,304.94        |
| Savings/Reserve Account                  | 37,753.73        |
| <b>Total Cash</b>                        | <b>93,058.67</b> |
| <b>TOTAL ASSETS</b>                      | <b>93,058.67</b> |
| <b>LIABILITIES &amp; CAPITAL</b>         |                  |
| <b>Liabilities</b>                       |                  |
| Prepaid Rent                             | 3,300.00         |
| <b>Total Liabilities</b>                 | <b>3,300.00</b>  |
| <b>Capital</b>                           |                  |
| Retained Earnings                        | 92,545.48        |
| Calculated Retained Earnings             | 37,872.30        |
| Calculated Prior Years Retained Earnings | -40,659.11       |
| <b>Total Capital</b>                     | <b>89,758.67</b> |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>   | <b>93,058.67</b> |

## Income Statement

Welch Randall

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

As of: Aug 2025

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                | 20.00             | 0.02                   |
| Association Dues                         | 1,470.00          | 100.00              | 92,650.00         | 99.87                  |
| HOA Reinvestment Fee / Transfer Fee      | 0.00              | 0.00                | 100.00            | 0.11                   |
| Interest Income                          | 0.00              | 0.00                | 0.00              | 0.00                   |
| Late Fee                                 | 0.00              | 0.00                | 0.00              | 0.00                   |
| <b>Total Operating Income</b>            | <b>1,470.00</b>   | <b>100.00</b>       | <b>92,770.00</b>  | <b>100.00</b>          |
| <b>Expense</b>                           |                   |                     |                   |                        |
| <b>Swiss Alpenhof HOA Expenses</b>       |                   |                     |                   |                        |
| SWA - Taxes                              | 0.00              | 0.00                | 411.00            | 0.44                   |
| SWA- Sprinkler & Common Electricity      | 60.41             | 4.11                | 455.02            | 0.49                   |
| SWA- Landscape Service                   | 3,316.00          | 225.58              | 17,378.43         | 18.73                  |
| SWA- Irrigation Service                  | 0.00              | 0.00                | 991.17            | 1.07                   |
| SWA- Insurance                           | 14,017.70         | 953.59              | 32,177.03         | 34.68                  |
| SWA- Legal Services                      | 0.00              | 0.00                | 1,647.60          | 1.78                   |
| SWA- Office Supplies                     | 0.00              | 0.00                | 126.00            | 0.14                   |
| <b>Total Swiss Alpenhof HOA Expenses</b> | <b>17,394.11</b>  | <b>1,183.27</b>     | <b>53,186.25</b>  | <b>57.33</b>           |
| <b>Property Management</b>               |                   |                     |                   |                        |
| Management Fee                           | 408.00            | 27.76               | 3,264.00          | 3.52                   |
| <b>Total Property Management</b>         | <b>408.00</b>     | <b>27.76</b>        | <b>3,264.00</b>   | <b>3.52</b>            |
| <b>Total Operating Expense</b>           | <b>17,802.11</b>  | <b>1,211.03</b>     | <b>56,450.25</b>  | <b>60.85</b>           |
| <b>NOI - Net Operating Income</b>        | <b>-16,332.11</b> | <b>-1,111.03</b>    | <b>36,319.75</b>  | <b>39.15</b>           |
| <b>Other Income &amp; Expense</b>        |                   |                     |                   |                        |
| <b>Other Income</b>                      |                   |                     |                   |                        |
| Insurance Income (Other)                 | 0.00              | 0.00                | 0.00              | 0.00                   |
| Special Assessment                       | 3,000.00          | 204.08              | 66,000.00         | 71.14                  |
| Interest on Bank Accounts                | 30.60             | 2.08                | 228.67            | 0.25                   |
| <b>Total Other Income</b>                | <b>3,030.60</b>   | <b>206.16</b>       | <b>66,228.67</b>  | <b>71.39</b>           |
| <b>Other Expense</b>                     |                   |                     |                   |                        |
| Capitalized Expenses                     | 0.00              | 0.00                | 64,676.12         | 69.72                  |

## Income Statement

| Account Name            | Selected Month    | % of Selected Month | Year to Month End | % of Year to Month End |
|-------------------------|-------------------|---------------------|-------------------|------------------------|
| Total Other Expense     | 0.00              | 0.00                | 64,676.12         | 69.72                  |
| <b>Net Other Income</b> | <b>3,030.60</b>   | <b>206.16</b>       | <b>1,552.55</b>   | <b>1.67</b>            |
| Total Income            | 4,500.60          | 306.16              | 158,998.67        | 171.39                 |
| Total Expense           | 17,802.11         | 1,211.03            | 121,126.37        | 130.57                 |
| Net Income              | <b>-13,301.51</b> | <b>-904.86</b>      | <b>37,872.30</b>  | <b>40.82</b>           |