

Balance Sheet

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

As of: 04/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	64,156.59
Savings/Reserve Account	51,331.08
Money Market / Capital Reserve	45,229.43
Total Cash	160,717.10
TOTAL ASSETS	160,717.10
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	148,094.88
Calculated Prior Years Retained Earnings	-79,923.26
Total Capital	160,717.10
TOTAL LIABILITIES & CAPITAL	160,717.10

Income Statement

Welch Randall

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

As of: Apr 2026

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	40.00	0.04
Association Dues	7,534.00	89.50	103,517.24	98.67
Fine & Violation	750.00	8.91	950.00	0.91
Interest Income	104.00	1.24	284.26	0.27
Late Fee	30.00	0.36	122.50	0.12
Total Operating Income	8,418.00	100.00	104,914.00	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	396.00	4.70	396.00	0.38
SWA- Sprinkler & Common Electricity	62.42	0.74	247.15	0.24
SWA- Landscape Service	3,694.00	43.88	8,185.00	7.80
SWA- Irrigation Service	0.00	0.00	1,006.00	0.96
SWA- Insurance	7,016.15	83.35	18,975.39	18.09
SWA- Legal Services	0.00	0.00	0.00	0.00
SWA- Office Supplies	-12.00	-0.14	-24.00	-0.02
Total Swiss Alpenhof HOA Expenses	11,156.57	132.53	28,785.54	27.44
Property Management				
Management Fee	460.00	5.46	1,840.00	1.75
Total Property Management	460.00	5.46	1,840.00	1.75
Total Operating Expense	11,616.57	138.00	30,625.54	29.19
NOI - Net Operating Income	-3,198.57	-38.00	74,288.46	70.81
Other Income & Expense				
Other Income				
Insurance Income (Other)	10,710.85	127.24	10,710.85	10.21
Special Assessment	28,000.00	332.62	63,060.00	60.11
Interest on Bank Accounts	16.38	0.19	35.57	0.03
Total Other Income	38,727.23	460.05	73,806.42	70.35
Net Other Income	38,727.23	460.05	73,806.42	70.35

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	47,145.23	560.05	178,720.42	170.35
Total Expense	11,616.57	138.00	30,625.54	29.19
Net Income	<u>35,528.66</u>	<u>422.06</u>	<u>148,094.88</u>	<u>141.16</u>