Balance Sheet

Properties: Swiss Alpenhof POA - 1340 W. 365 N. Midway, UT 84049
As of: 08/31/2026
Accounting Basis: Cash
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	19,832.18
Savings/Reserve Account	23,943.42
Money Market / Capital Reserve	52,965.83
Total Cash	**96,741.43**
TOTAL ASSETS	**96,741.43**
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	1,050.00
Total Liabilities	**1,050.00**
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	83,069.21
Calculated Prior Years Retained Earnings	-79,923.26
Total Capital	**95,691.43**
TOTAL LIABILITIES & CAPITAL	**96,741.43**

Income Statement

Welch Randall LLC

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

As of: Aug 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	0.03
Association Dues	3,015.00	100.00	126,330.50	98.35
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	950.00	0.74
Interest Income	0.00	0.00	372.51	0.29
Late Fee	0.00	0.00	755.81	0.59
Total Operating Income	**3,015.00**	**100.00**	**128,448.82**	**100.00**
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	871.00	0.68
SWA- Sprinkler & Common Electricity	60.53	2.01	494.56	0.39
SWA- Landscape Service	5,223.33	173.24	24,278.52	18.90
SWA- Irrigation Service	0.00	0.00	803.00	0.63
SWA- Insurance	2,804.16	93.01	16,245.58	12.65
SWA- Legal Services	0.00	0.00	0.00	0.00
SWA- Office Supplies	0.00	0.00	90.00	0.07
SWA- Reserve Study	0.00	0.00	1,000.00	0.78
Total Swiss Alpenhof HOA Expenses	**8,088.02**	**268.26**	**43,782.66**	**34.09**
Property Management				
Management Fee	460.00	15.26	3,680.00	2.86
Total Property Management	**460.00**	**15.26**	**3,680.00**	**2.86**
Total Operating Expense	**8,548.02**	**283.52**	**47,462.66**	**36.95**
NOI - Net Operating Income	**-5,533.02**	**-183.52**	**80,986.16**	**63.05**
Other Income & Expense				
Other Income				
Special Assessment	1,000.00	33.17	98,050.74	76.33
Interest on Bank Accounts	10.99	0.36	96.81	0.08
Total Other Income	**1,010.99**	**33.53**	**98,147.55**	**76.41**
Other Expense				
Capitalized Expenses	28,867.50	957.46	96,064.50	74.79

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Expense	**28,867.50**	**957.46**	**96,064.50**	**74.79**
Net Other Income	**-27,856.51**	**-923.93**	**2,083.05**	**1.62**
Total Income	4,025.99	133.53	226,596.37	176.41
Total Expense	37,415.52	1,240.98	143,527.16	111.74
Net Income	**-33,389.53**	**-1,107.45**	**83,069.21**	**64.67**