

Balance Sheet

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

As of: 07/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	23,315.20
Savings/Reserve Account	23,937.32
Money Market / Capital Reserve	81,828.44
Total Cash	129,080.96
TOTAL ASSETS	129,080.96
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	116,458.74
Calculated Prior Years Retained Earnings	-79,923.26
Total Capital	129,080.96
TOTAL LIABILITIES & CAPITAL	129,080.96

Income Statement

Welch Randall LLC

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

As of: Jul 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	7,119.26	100.00	123,315.50	98.31
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	950.00	0.76
Interest Income	0.00	0.00	372.51	0.30
Late Fee	0.00	0.00	755.81	0.60
Total Operating Income	7,119.26	100.00	125,433.82	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	871.00	0.69
SWA- Sprinkler & Common Electricity	62.03	0.87	434.03	0.35
SWA- Landscape Service	3,448.00	48.43	19,055.19	15.19
SWA- Irrigation Service	0.00	0.00	803.00	0.64
SWA- Insurance	2,804.16	39.39	13,441.42	10.72
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	0.80
Total Swiss Alpenhof HOA Expenses	6,314.19	88.69	35,694.64	28.46
Property Management				
Management Fee	460.00	6.46	3,220.00	2.57
Total Property Management	460.00	6.46	3,220.00	2.57
Total Operating Expense	6,774.19	95.15	38,914.64	31.02
NOI - Net Operating Income	345.07	4.85	86,519.18	68.98
Other Income & Expense				
Other Income				
Special Assessment	990.74	13.92	97,050.74	77.37
Interest on Bank Accounts	13.05	0.18	85.82	0.07
Total Other Income	1,003.79	14.10	97,136.56	77.44
Other Expense				
Capitalized Expenses	0.00	0.00	67,197.00	53.57

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	67,197.00	53.57
Net Other Income	1,003.79	14.10	29,939.56	23.87
Total Income	8,123.05	114.10	222,570.38	177.44
Total Expense	6,774.19	95.15	106,111.64	84.60
Net Income	1,348.86	18.95	116,458.74	92.84