

Balance Sheet

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

As of: 06/30/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name		Balance
ASSETS		
Cash		
Checking - Cash in Bank		21,979.39
Savings/Reserve Account		23,931.22
Money Market / Capital Reserve		81,821.49
Total Cash		127,732.10
TOTAL ASSETS		127,732.10
LIABILITIES & CAPITAL		
Liabilities		
Total Liabilities		0.00
Capital		
Retained Earnings		92,545.48
Calculated Retained Earnings		115,109.88
Calculated Prior Years Retained Earnings		-79,923.26
Total Capital		127,732.10
TOTAL LIABILITIES & CAPITAL		127,732.10

Income Statement

Welch Randall LLC

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

As of: Jun 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	4,265.00	86.60	116,196.24	98.21
HOA Reinvestment Fee / Transfer Fee	0.00	0.00	0.00	0.00
Fine & Violation	0.00	0.00	950.00	0.80
Interest Income	86.75	1.76	372.51	0.31
Late Fee	573.31	11.64	755.81	0.64
Total Operating Income	4,925.06	100.00	118,314.56	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	0.00	0.00	871.00	0.74
SWA- Sprinkler & Common Electricity	62.95	1.28	372.00	0.31
SWA- Landscape Service	3,448.00	70.01	15,607.19	13.19
SWA- Irrigation Service	-203.00	-4.12	803.00	0.68
SWA- Insurance	2,578.67	52.36	10,637.26	8.99
SWA- Legal Services	0.00	0.00	0.00	0.00
SWA- Office Supplies	-12.00	-0.24	90.00	0.08
SWA- Reserve Study	0.00	0.00	1,000.00	0.85
Total Swiss Alpenhof HOA Expenses	5,874.62	119.28	29,380.45	24.83
Property Management				
Management Fee	460.00	9.34	2,760.00	2.33
Total Property Management	460.00	9.34	2,760.00	2.33
Total Operating Expense	6,334.62	128.62	32,140.45	27.17
NOI - Net Operating Income	-1,409.56	-28.62	86,174.11	72.83
Other Income & Expense				
Other Income				
Special Assessment	5,910.50	120.01	96,060.00	81.19
Interest on Bank Accounts	20.09	0.41	72.77	0.06
Total Other Income	5,930.59	120.42	96,132.77	81.25
Other Expense				
Capitalized Expenses	67,197.00	1,364.39	67,197.00	56.80

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Expense	67,197.00	1,364.39	67,197.00	56.80
Net Other Income	-61,266.41	-1,243.97	28,935.77	24.46
Total Income	10,855.65	220.42	214,447.33	181.25
Total Expense	73,531.62	1,493.01	99,337.45	83.96
Net Income	-62,675.97	-1,272.59	115,109.88	97.29