

Balance Sheet

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

As of: 05/31/2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	17,478.45
Savings/Reserve Account	91,115.30
Money Market / Capital Reserve	81,814.32
Total Cash	190,408.07
TOTAL ASSETS	190,408.07
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Retained Earnings	92,545.48
Calculated Retained Earnings	177,785.85
Calculated Prior Years Retained Earnings	-79,923.26
Total Capital	190,408.07
TOTAL LIABILITIES & CAPITAL	190,408.07

Income Statement

Welch Randall LLC

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

As of: May 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	8,414.00	99.27	111,931.24	98.71
Fine & Violation	0.00	0.00	950.00	0.84
Interest Income	1.50	0.02	285.76	0.25
Late Fee	60.00	0.71	182.50	0.16
Total Operating Income	8,475.50	100.00	113,389.50	100.00
Expense				
Swiss Alpenhof HOA Expenses				
SWA - Taxes	475.00	5.60	871.00	0.77
SWA- Sprinkler & Common Electricity	61.90	0.73	309.05	0.27
SWA- Landscape Service	3,974.19	46.89	12,159.19	10.72
SWA- Irrigation Service	0.00	0.00	1,006.00	0.89
SWA- Insurance	-205.95	-2.43	8,058.59	7.11
SWA- Legal Services	0.00	0.00	0.00	0.00
SWA- Office Supplies	126.00	1.49	102.00	0.09
SWA- Reserve Study	1,000.00	11.80	1,000.00	0.88
Total Swiss Alpenhof HOA Expenses	5,431.14	64.08	23,505.83	20.73
Property Management				
Management Fee	460.00	5.43	2,300.00	2.03
Total Property Management	460.00	5.43	2,300.00	2.03
Total Operating Expense	5,891.14	69.51	25,805.83	22.76
NOI - Net Operating Income	2,584.36	30.49	87,583.67	77.24
Other Income & Expense				
Other Income				
Special Assessment	27,089.50	319.62	90,149.50	79.50
Interest on Bank Accounts	17.11	0.20	52.68	0.05
Total Other Income	27,106.61	319.82	90,202.18	79.55
Net Other Income	27,106.61	319.82	90,202.18	79.55

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Income	35,582.11	419.82	203,591.68	179.55
Total Expense	5,891.14	69.51	25,805.83	22.76
Net Income	<u>29,690.97</u>	<u>350.32</u>	<u>177,785.85</u>	<u>156.79</u>