

Swiss Alpenhof Budget 2024

Properties: Swiss Alpenhof - Midway, UT
 January 2023-December 2023 Actuals

Account Name	2023 Budget	2023 Actuals	2024 Budget	Notes
Income				
Association Dues	62,010.00	61,995.00	78,000.00	\$3,000 @ 26 Units for 2024
Fines and Violations	0.00	100.00	0.00	
Interest Income	0.00	143.00	0.00	
Payment Plan	0.00	480.00	0.00	
HOA Reinvestment	0.00	400.00	0.00	
Total Operating Income	62,010.00	63,118.00	78,000.00	
Expense				
SWA - Taxes	370.00	445.00	445.00	Budgeted based on 2023 actuals
SWA- Sprinkler & Common Electricity	400.00	511.39	512.00	Budgeted based on 2023 actuals
SWA- Landscape Service	19,000.00	22,748.03	24,000.00	Based on 2024 quote from Spectrum Landscaping and room for unplanned expenses.
SWA- Irrigation Service	1,100.00	1,151.67	1,152.00	Budgeted based on 2023 actuals
SWA- Insurance	12,746.00	17,112.85	17,112.85	Budgeted based on 2023 actuals
SWA- Legal Services	1,200.00	1,112.00	2,500.00	Increase for work related to potential CC&R Changes
SWA- Office Supply	153.00	0.00	153.00	Should be included in Management Fee
Special Projects	0.00	0.00	0.00	
Building Maintenance and Repair	0.00	0.00	0.00	
Total Swiss Alpenhof HOA Expenses	34,969.00	43,080.94	45,874.85	
Property Management	4,896.00	4,896.00	4,896.00	
Total Operating Expense	40,861.63	47,976.94	50,770.85	
NOI - Net Operating Income	21,148.38	\$15,141.06	27,229.15	
Total Income	62,010.00	63,118.00	78,000.00	
Total Expense	40,861.63	47,976.94	50,770.85	
Misc.				
Capital Expenses				
Reserve Deposit	23,000.00	17,000.00	23,000.00	2023 Reserve Deposit lowered due to expenses related to insurance.
Special Assessment			59,800.00	Special Assessment for roof replacement
Net Income	-1,851.63	-1,858.94	4,229.15	Room for unplanned expenses (insurance increase, etc.)