

Swiss Alpenhof Budget 2026 - Proposed

10-Nov-25

Properties: Swiss Alpenhof - Midway, UT

CHECKING ACCOUNT	2025 Budget	2025 Estimate	2026 Budget	Notes
Operating Income				
Annual Maintenance Dues	67,600.00	67,600.00	101,400.00	\$3,900 @ 26 Units for 2026 (325/mo)
Fines and Violations	0.00	1,400.00	0.00	
Interest Income	0.00	0.00	0.00	
Payment Plan	0.00	240.00	0.00	
HOA Reinvestment	0.00	100.00	0.00	
Total Operating Income	67,600.00	69,340.00	101,400.00	
Operating Expenses				
Municipal Taxes	550.00	411.00	550.00	Budgeted based on 2025 Latest Estimate
Sprinkler & Common Electricity	600.00	516.00	600.00	Budgeted based on 2025 Latest estimate
Landscape Service	25,210.00	24,178.00	26,660.00	Based on 2026 contract with Spectrum Landscaping
Irrigation Service	1,300.00	1,433.00	1,200.00	Budgeted based on 2025 Latest Estimate
Insurance	29,250.00	48,122.00	52,934.20	Budgeted based on 2025 Insurance (monthly-pay) inflated by 10%
Legal Services	2,000.00	1,970.00	2,500.00	Budgeted based on 2025 Latest estimate plus CCR Update
Reserve Analysis	0.00	0.00	2,000.00	Level III Financial Update (Complex Solutions)
Office Supply	100.00	144.00	150.00	Budgeted based on 2025 Latest estimate for the year
Building Maintenance and Repair	0.00	0.00	0.00	
Welch Randall Property Management	5,100.00	4,896.00	5,600.00	Based on pricing provided by Welch Randall
Total Swiss Alpenhof HOA Expenses	64,110.00	81,670.00	92,194.20	
NOI - Net Operating Surplus	3,490.00	-12,330.00	9,205.80	
SAVINGS ACCOUNT				
Opening Reserve Balance	38,896.05	38,896.05	6,517.29	
Annual Reserve Assessment	26,000.00	26,000.00	34,320.00	\$1,320*26 units (\$110/mo)
Special Assessments	78,000.00	78,000.00	104,000.00	\$4,000 *26 units (\$1000/ mon Apr, May, Jun, Jul)
Account Reallocation		-7,270.76		
Interest Earned	798.00	246.00	250.00	
Capital Repairs	-129,354.00	-129,354.00	-139,394.00	Bldg 1 \$57,735 and Building 6 76,659 Tree Project \$5,000
Closing Reserve Balance #	13,542.05	6,517.29	5,693.29	

Annual Dues	\$	3,600.00	\$	5,220.00
Monthly	\$	300.00	\$	435.00
Special Assessment	\$	3,000.00	\$	4,000.00
Total Homeowner Dues	\$	6,600.00	\$	9,220.00

#Assumes \$5k transferred from Operating Account at Year End 2025 plus try to end with more than \$5k balance

