

**HORIZON HEIGHTS COA  
2021 BUDGET**

**INCOME**

**6000 INCOME**

**PRIMARY**

	Annual	Monthly
6310 Assessments - COA	220,768.80	108.22
6316 Utility Reimbursement (Water/Sewer)	110,568.00	54.20
6325 Assessments - Master Association	<u>19,543.20</u>	<u>9.58</u>
<b>Total PRIMARY INCOME</b>	<b>\$350,880.00</b>	<b>\$ 172.00</b>

**SECONDARY**

6311 Old Software Balance Transfer-Operating	-	-
6318 Streetlight Electric Reimbursement	-	-
6340 Late Fee Income	-	-
6350 Legal Fee Reimbursement	-	-
6380 Owner Admin. Fees Income	-	-
6400 Violation Fee Income	-	-
6420 Single Family Homes (HOA Reimbursement)	7,211.74	3.54
6430 Parking Permit Income	-	-
6465 Keycard Replacement	-	-
6510 Reinvestment Fee (10 Units@\$250k)	12,500.00	6.13
6910 Bank Interest Income	-	-
6920 Misc. Income	-	-
<b>Total SECONDARY INCOME</b>	<b>\$ 19,711.74</b>	<b>\$ 9.66</b>

**Total OPERATING INCOME**

**\$370,591.74    \$ 181.66**

**EXPENSE**

**7000 GENERAL & ADMINISTRATIVE**

7010 Management - Association	20,400.00	10.00
7015 Setup Fee	-	-
7160 Legal Fees	-	-
7250 Bank Fees	1,000.00	0.49
7260 Postage, Mail, Shipping	-	-
7280 Insurance	16,000.00	7.84
7287 Insurance Claims	-	-
7310 Master Association Assessment	20,400.00	10.00
7320 Office Supplies	-	-
7400 Printing & Copies	1,500.00	0.74
7450 Other Taxes & Fees	-	-
7460 Community Event	-	-
7830 Keycard Purchases	-	-
7890 Misc. G & A	-	-
<b>Total GENERAL &amp; ADMINISTRATIVE EXPENSE</b>	<b>\$ 59,300.00</b>	<b>\$ 29.07</b>

Common Areas

**8200 POOL EXPENSE**

8210 Pool Operation/Maintenance/Supplies	8,308.00	4.07
8211 Pool Repairs	-	-
8212 Pool Permit	<u>355.00</u>	<u>0.17</u>
<b>Total POOL EXPENSE</b>	<b>\$ 8,663.00</b>	<b>\$ 4.25</b>

**8300 CLUBHOUSE**

8310 General Maintenance/Repair	380.00	0.19
8311 Clubhouse Improvements	-	-
8320 Janitorial Cleaning	1,500.00	0.74
8321 Janitorial Cleaning Supplies	300.00	0.15
8325 Cable/Internet	1,160.00	0.57
8330 Camera/Entry System Repair/Upgrade	1,000.00	0.49
8335 Insurance	423.44	0.21
8340 Keys (Bill as ordered)	-	-
8345 Landscape Maintenance	350.00	0.17
8350 Reserves	1,816.56	0.89
8355 Security Monitoring	720.00	0.35
8360 Trash Removal	204.00	0.10
8381 Utilities-Electricity	1,920.00	0.94
8384 Utilities-Nat.Gas	2,004.00	0.98
8387 Utilities-Sewer	300.00	0.15
8390 Utilities-Water	<u>470.00</u>	<u>0.23</u>
<b>Total CLUBHOUSE EXPENSE</b>	<b>\$ 12,548.00</b>	<b>\$ 6.15</b>

**Total POOL/CLUBHOUSE EXPENSE**

**\$ 21,211.00    \$ 10.40**

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2021 BUDGET**

	Annual	Monthly
<b>8900 UTILITIES</b>		
8930 Water & Sewer (Residential Units)	110,568.00	54.20
<b>Total UTILITIES EXPENSE</b>	<u>\$110,568.00</u>	<u>\$ 54.20</u>
<b>9000 MAINTENANCE</b>		
Other Common Areas (Grounds, Roads, Buildings, etc)		
9105 Flowers, Plants, Sod, Trees	3,500.00	1.72
9110 General Maintenance & Repairs	17,500.00	8.58
9123 Fire Riser/Hydrant/Sprinkler-Testing/Repairs	3,250.00	1.59
9180 Plumbing	-	-
9555 Utilities-Electric (Buildings)	15,500.00	7.60
9595 Special Projects	-	-
<b>Total MAINTENANCE EXPENSE</b>	<u>\$ 39,750.00</u>	<u>\$ 19.49</u>
<b>9600 CONTRACT SERVICES</b>		
9610 Grounds: Weekly Maintenance (7 months)	16,625.00	8.15
9611 Grounds: Irrigation	7,375.00	3.62
9612 Grounds: Cleanup, Shrub, Weeding	-	-
9613 Grounds: Doggy Bags/Serviceing	500.00	0.25
9618 Grounds: Repair & Improvements	-	-
9622 Grounds: Signs	-	-
9624 Grounds: Snow Removal (5 months)	11,875.00	5.82
9625 Grounds: Salt, Ice Melt	6,125.00	3.00
9651 Fire Alarm System Monitoring/Testing/Batteries	10,343.00	5.07
<b>Total CONTRACT SERVICES EXPENSE</b>	<u>\$ 52,843.00</u>	<u>\$ 25.90</u>
<b>9900 RESERVES</b>		
9910 Reserves	85,200.00	41.76
<b>Total RESERVES</b>	<u>\$ 85,200.00</u>	<u>\$ 41.76</u>
 <b>Total OPERATING EXPENSE</b>	 <u><u>\$368,872.00</u></u>	 <u><u>\$ 180.82</u></u>
 <b>NET INCOME/LOSS</b>	 <u><u>\$ 1,719.74</u></u>	 <u><u>\$ 0.84</u></u>

\*Reinvestment Fees: There is a one-time Condominium Reinvestment Fee of .5% (condominium gross sales price) payable at closing by first time and subsequent owners

\*AT CLOSING: You will pay the above mentioned Reinvestment Fees; and the first 2 months of assessments. You will then receive monthly statements for future assessments.

\*HOA QUESTIONS: Please contact Desert Edge Property Management 801-265-9004 or email [info@desertedgepm.com](mailto:info@desertedgepm.com)

\*Please note the Monthly Assessment includes \$9.58 to the Master Association. Water, Sewer, Herriman Park Fee and Storm Water Fee billed by Condo Association, in Addition to Condo Assessment.