

**HORIZON HEIGHTS COA  
2022 BUDGET**

**INCOME**

**6000 INCOME**

**PRIMARY**

		Annual	Monthly
6310	Assessments - COA	227,623.20	111.58
6316	Utility Reimbursement (Water/Sewer)	118,320.00	58.00
6325	Assessments - Master Association	<u>21,256.80</u>	<u>10.42</u>
	<b>Total PRIMARY INCOME</b>	<b>\$ 367,200.00</b>	<b>\$ 180.00</b>

**SECONDARY**

6311	Old Software Balance Transfer-Operating	-	-
6318	Streetlight Electric Reimbursement	750.00	0.37
6340	Late Fee Income	-	-
6350	Legal Fee Reimbursement	-	-
6380	Owner Admin. Fees Income	-	-
6400	Violation Fee Income	-	-
6420	Single Family Homes (HOA Reimbursement)	8,825.00	4.33
6430	Parking Permit Income	-	-
6465	Keycard Replacement	-	-
6510	Reinvestment Fee (12 Units@\$325k)	19,500.00	9.56
6910	Bank Interest Income	-	-
6920	Misc. Income	-	-
	<b>Total SECONDARY INCOME</b>	<b>\$ 29,075.00</b>	<b>\$ 14.25</b>

**Total OPERATING INCOME**

**\$ 396,275.00    \$ 194.25**

**EXPENSE**

**7000 GENERAL & ADMINISTRATIVE**

7010	Management - Association	20,400.00	10.00
7015	Setup Fee	-	-
7160	Legal Fees	10,000.00	4.90
7250	Bank Fees	-	-
7260	Postage, Mail, Shipping	1,000.00	0.49
7280	Insurance	18,750.00	9.19
7287	Insurance Claims	-	-
7310	Master Association Assessment	21,256.80	10.42
7320	Office Supplies	100.00	0.05
7400	Printing & Copies	-	-
7445	Tax Prep	250.00	0.12
7450	Other Taxes & Fees	-	-
7460	Community Event	500.00	0.25
7830	Keycard Purchases	-	-
7890	Misc. G & A	-	-
	<b>Total GENERAL &amp; ADMINISTRATIVE EXPENSE</b>	<b>\$ 72,256.80</b>	<b>35.42</b>

**8200 POOL EXPENSE**

8210	Pool Operation/Maintenance/Supplies	11,500.00	5.64
8211	Pool Repairs	-	-
8212	Pool Permit	<u>355.00</u>	<u>0.17</u>
	<b>Total POOL EXPENSE</b>	<b>\$ 11,855.00</b>	<b>\$ 5.81</b>

**8300 CLUBHOUSE**

8310	General Maintenance/Repair	400.00	0.20
8311	Clubhouse Improvements	500.00	0.25
8320	Janitorial Cleaning	1,800.00	0.88
8321	Janitorial Cleaning Supplies	350.00	0.17
8325	Cable/Internet	1,160.00	0.57
8330	Camera/Entry System Repair/Upgrade	1,000.00	0.49
8335	Insurance	465.78	0.23
8340	Keys (Bill as ordered)	-	-
8345	Landscape Maintenance	385.00	0.19
8350	Reserves	1,926.00	0.94
8355	Security Monitoring	720.00	0.35
8360	Trash Removal	250.00	0.12
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>\$ 13,650.78</b>	<b>\$ 6.69</b>

**Total POOL/CLUBHOUSE EXPENSE**

**\$ 25,505.78    \$ 12.50**

**HORIZON HEIGHTS COA  
2022 BUDGET**

	Annual	Monthly
<b>8900 UTILITIES</b>		
8930 Water & Sewer (Residential Units)	118,320.00	58.00
<b>Total UTILITIES EXPENSE</b>	<u>\$ 118,320.00</u>	<u>\$ 58.00</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	12,000.00	5.88
9123 Fire Riser/Hydrant/Sprinkler-Testing/Repairs	3,250.00	1.59
9180 Plumbing	-	-
9555 Utilities-Electric (Buildings)	14,500.00	7.11
9595 Special Projects	-	-
<b>Total MAINTENANCE EXPENSE</b>	<u>\$ 33,250.00</u>	<u>\$ 16.30</u>
<b>9600 CONTRACT SERVICES</b>		
9610 Grounds: Weekly Maintenance (7 months)	18,092.00	8.87
9611 Grounds: Irrigation	5,750.00	2.82
9612 Grounds: Cleanup, Shrub, Weeding	-	-
9613 Grounds: Doggy Bags/Serviceing	2,100.00	1.03
9618 Grounds: Repair & Improvements	-	-
9622 Grounds: Signs	-	-
9624 Grounds: Snow Removal (5 months)	12,922.00	6.33
9625 Grounds: Salt, Ice Melt	5,000.00	2.45
9651 Fire Alarm System Monitoring/Testing/Batteries	10,343.00	5.07
<b>Total CONTRACT SERVICES EXPENSE</b>	<u>\$ 54,207.00</u>	<u>\$ 26.57</u>
<b>9900 RESERVES</b>		
9910 Reserves	91,200.00	44.71
<b>Total RESERVES</b>	<u>\$ 91,200.00</u>	<u>\$ 44.71</u>
<b>Total OPERATING EXPENSE</b>	<u>\$ 394,739.58</u>	<u>\$ 193.50</u>
<b>NET INCOME/LOSS</b>	\$ 1,535.42	\$ 0.75

\*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 \$10.42 to the Master Association. Water, Sewer, Herriman Park Fee and Storm Water Fee billed by Condo Association, in Addition to Condo Assessment.