

# BUDGET

2023

**INCOME**

**6000 INCOME**

**PRIMARY**

	Annual	Monthly/ Unit
6310 Assessments - COA	241,046.40	118.16
6316 Utility Reimbursement (Water/Sewer)	114,240.00	56.00
6481 Assessments - Master Association	22,113.60	10.84
<b>Total PRIMARY INCOME</b>	<b>\$ 377,400.00</b>	<b>\$ 185.00</b>

**SECONDARY**

6318 Streetlight Electric Reimbursement	750.00	0.37
6340 Late Fee Income	-	-
6350 Legal Fee Reimbursement	-	-
6360 Clubhouse Rental Income	-	-
6400 Violation Fee Income	-	-
6420 Single Family Homes (HOA Reimbursement)	9,749.27	4.78
6430 Parking Permit Income	-	-
6465 Keycard Replacement	-	-
6510 Reinvestment Fee (8 Units@\$325k)	13,000.00	6.37
6910 Bank Interest Income	-	-
6920 Misc. Income	-	-
<b>Total SECONDARY INCOME</b>	<b>\$ 23,499.27</b>	<b>\$ 11.52</b>

**Total OPERATING INCOME**

**\$ 400,899.27 \$ 196.52**

**EXPENSE**

**7000 GENERAL & ADMINISTRATIVE**

7010 Management - Association	22,440.00	11.00
7011 Portal/E-Communication	600.00	0.29
7015 Setup Fee	-	-
7160 Legal Fees	7,500.00	3.68
7250 Bank Fees	-	-
7260 Postage, Mail, Shipping	1,426.00	0.70
7280 Insurance	17,150.00	8.41
7287 Insurance Claims	-	-
7310 Master Association Assessment	22,113.60	10.84
7320 Office Supplies	100.00	0.05
7400 Printing & Copies	-	-
7445 Tax Prep	250.00	0.12
7450 Other Taxes & Fees	-	-
7460 Community Event	1,000.00	0.49
7830 Keycard Purchases	-	-
7890 Misc. G & A	-	-
<b>Total GENERAL &amp; ADMINISTRATIVE EXPENSE</b>	<b>\$ 72,579.60</b>	<b>\$ 35.58</b>

**8200 POOL EXPENSE**

8210 Pool Operation/Maintenance/Supplies	12,250.00	6.00
8211 Pool Repairs	-	-
8212 Pool Permit	355.00	0.17
<b>Total POOL EXPENSE</b>	<b>\$ 12,605.00</b>	<b>\$ 6.18</b>

**8300 CLUBHOUSE**

8310 General Maintenance/Repair	850.00	0.42
8311 Clubhouse Improvements	600.00	0.29
8320 Janitorial Cleaning	2,160.00	1.06
8321 Janitorial Cleaning Supplies	350.00	0.17
8325 Cable/Internet	1,368.24	0.67
8330 Camera/Entry System Repair/Upgrade	500.00	0.25
8335 Insurance	503.06	0.25
8345 Landscape Maintenance	462.00	0.23
8350 Reserves	2,025.00	0.99
8355 Security Monitoring	720.00	0.35
8360 Trash Removal	-	-
8381 Utilities-Electricity	1,800.00	0.88
8384 Utilities-Nat.Gas	2,250.00	1.10
8387 Utilities-Sewer	300.00	0.15
8390 Utilities-Water	550.00	0.27
<b>Total CLUBHOUSE EXPENSE</b>	<b>\$ 14,438.30</b>	<b>\$ 7.08</b>

**Total POOL/CLUBHOUSE EXPENSE**

**\$ 27,043.30 \$ 13.26**

**8900 UTILITIES**

8930 Water &amp; Sewer (Residential Units)

114,240.00	56.00
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**Total UTILITIES EXPENSE**

\$ 114,240.00	\$ 56.00
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**9000 MAINTENANCE**

Other Common Areas (Grounds, Roads, Buildings, etc)

9105 Flowers, Plants, Sod, Trees

3,500.00	1.72
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9110 General Maintenance &amp; Repairs

12,000.00	5.88
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9123 Fire Riser/Hydrant/Sprinkler-Testing/Repairs

3,250.00	1.59
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9180 Plumbing

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9555 Utilities-Electric (Buildings)

14,500.00	7.11
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9595 Special Projects

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**Total MAINTENANCE EXPENSE**

\$ 33,250.00	\$ 16.30
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**9600 CONTRACT SERVICES**

9610 Grounds: Weekly Maintenance (7 months)

21,710.00	10.64
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9611 Grounds: Irrigation

6,900.00	3.38
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9612 Grounds: Cleanup, Shrub, Weeding

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9613 Grounds: Doggy Bags/Servicing

2,600.00	1.27
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9618 Grounds: Repair &amp; Improvements

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9622 Grounds: Signs

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9624 Grounds: Snow Removal (5 months)

15,506.00	7.60
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9625 Grounds: Salt, Ice Melt

6,000.00	2.94
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9651 Fire Alarm System Monitoring/Testing/Batteries

11,500.00	5.64
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**Total CONTRACT SERVICES EXPENSE**

\$ 64,216.00	\$ 31.48
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**9900 RESERVES**

9912 Reserves

90,000.00	44.12
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**Total RESERVES**

\$ 90,000.00	\$ 44.12
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**Total OPERATING EXPENSE**

\$ 401,328.90	\$ 196.73
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**NET INCOME/LOSS**

\$ (429.63)	\$ (0.21)
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\*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 \$-- (currently) to the Master Association. Water, Sewer, Herriman Park Fee and Storm Water Fee billed by Condo Association, in Addition to Condo Assessment.