

BUDGET

2025

INCOME

6000 INCOME

	Annual	Monthly/ Unit
PRIMARY		
6310 Assessments - COA	278,929.20	136.73
6316 Utility Reimbursement (Water/Sewer)	125,000.00	61.27
6481 Assessments - Master Association	24,480.00	12.00
Total PRIMARY INCOME	\$ 428,409.20	\$ 210.00

SECONDARY

6318 Streetlight Electric Reimbursement	920.00	0.45
6340 Late Fee Income	-	-
6350 Legal Fee Reimbursement	-	-
6360 Clubhouse Rental Income	-	-
6400 Violation Fee Income	-	-
6420 Single Family Homes (HOA Reimbursement)	10,930.00	5.36
6430 Parking Permit Income	-	-
6460 Rental Unit Admin Income	12,000.00	5.88
6465 Keycard Replacement	-	-
6510 Reinvestment Fee (10 Units@\$350k)	17,500.00	8.58
6910 Bank Interest Income	-	-
6920 Misc. Income	-	-
Total SECONDARY INCOME	\$ 41,350.00	\$ 20.27

Total OPERATING INCOME

\$ 469,759.20 \$ 230.27

EXPENSE

7000 GENERAL & ADMINISTRATIVE

7010 Management - Association	25,584.00	12.54
7011 Portal/E-Communication	-	-
7015 Setup Fee	-	-
7020 Accounting Fees	2,400.00	1.18
7160 Legal Fees	2,500.00	1.23
7250 Bank Fees	-	-
7260 Postage, Mail, Shipping	100.00	0.05
7280 Insurance	24,200.00	11.86
7285 Reserve Study	-	-
7287 Insurance Claims	-	-
7310 Master Association Assessment	24,480.00	12.00
7320 Office Supplies	200.00	0.10
7400 Printing & Copies	-	-
7445 Tax Prep	300.00	0.15
7450 Other Taxes & Fees	-	-
7460 Community Event	1,000.00	0.49
7830 Keycard Purchases	-	-
7890 Misc. G & A	-	-
Total GENERAL & ADMINISTRATIVE EXPENSE	\$ 80,764.00	\$ 39.59

8200 POOL EXPENSE

8210 Pool Operation/Maintenance/Supplies	14,250.00	6.99
8211 Pool Repairs	-	-
8212 Pool Permit	475.00	0.23
Total POOL EXPENSE	\$ 14,725.00	\$ 7.22

8300 CLUBHOUSE

8310 General Maintenance/Repair	675.00	0.33
8311 Clubhouse Improvements	200.00	0.10
8320 Janitorial Cleaning	2,376.00	1.16
8321 Janitorial Cleaning Supplies	200.00	0.10
8325 Cable/Internet	650.00	0.32
8330 Camera/Entry System Repair/Upgrade	300.00	0.15
8335 Insurance	960.00	0.47
8345 Landscape Maintenance	780.00	0.38
8350 Reserves	3,600.00	1.76
8355 Security Monitoring	720.00	0.35
8360 Trash Removal	300.00	0.15
8381 Utilities-Electricity	2,000.00	0.98
8384 Utilities-Nat.Gas	2,800.00	1.37
8387 Utilities-Sewer	435.60	0.21
8390 Utilities-Water	722.80	0.35
Total CLUBHOUSE EXPENSE	\$ 16,719.40	\$ 8.20

Total POOL/CLUBHOUSE EXPENSE

\$ 31,444.40 \$ 15.41

8900 UTILITIES

8930 Water & Sewer (Residential Units)

125,000.00	61.27
------------	-------

Total UTILITIES EXPENSE

\$ 125,000.00	\$ 61.27
---------------	----------

9000 MAINTENANCE

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

9105 Flowers, Plants, Sod, Trees

750.00	0.37
--------	------

9106 Tree Trimming

1,500.00	0.74
----------	------

9110 General Maintenance & Repairs

6,000.00	2.94
----------	------

9115 Reimbursement To SFHOA

-	-
---	---

9123 Fire Riser/Hydrant/Sprinkler-Testing/Repairs

3,700.00	1.81
----------	------

9140 Roof

3,000.00	1.47
----------	------

9180 Plumbing

-	-
---	---

9555 Utilities-Electric (Buildings)

15,944.75	7.82
-----------	------

9595 Special Projects

-	-
---	---

Total MAINTENANCE EXPENSE

\$ 30,894.75	\$ 15.14
--------------	----------

9600 CONTRACT SERVICES

9610 Grounds: Weekly Maintenance (7 months)

38,367.00	18.81
-----------	-------

9611 Grounds: Irrigation

6,000.00	2.94
----------	------

9612 Grounds: Cleanup, Shrub, Weeding

-	-
---	---

9613 Grounds: Doggy Bags/Serviceing

3,640.00	1.78
----------	------

9618 Grounds: Repair & Improvements

-	-
---	---

9622 Grounds: Signs

-	-
---	---

9624 Grounds: Snow Removal (5 months)

-	-
---	---

9625 Grounds: Salt, Ice Melt

5,500.00	2.70
----------	------

9651 Fire Alarm System Monitoring/Testing/Batteries

11,500.00	5.64
-----------	------

Total CONTRACT SERVICES EXPENSE

\$ 65,007.00	\$ 31.87
--------------	----------

9900 RESERVES

9912 Reserves

144,000.00	70.59
------------	-------

Total RESERVES

\$ 144,000.00	\$ 70.59
---------------	----------

Total OPERATING EXPENSE

\$ 477,110.15	\$ 233.88
---------------	-----------

NET INCOME/LOSS

\$ (7,350.95)	\$ (3.60)
---------------	-----------

*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

*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.