

# BUDGET

2026

## INCOME

### 6000 INCOME

#### PRIMARY

	Annual	Monthly/ Unit
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
<b>Total PRIMARY INCOME</b>	<b>\$ 428,409.20</b>	<b>\$ 210.00</b>

#### SECONDARY

6318 Streetlight Electric Reimbursement	1,300.00	0.64
6330 Special Assessment Income		
6340 Late Fee Income	-	-
6350 Legal Fee Reimbursement	-	-
6360 Clubhouse Rental Income	350.00	0.17
6400 Violation Fee Income	750.00	0.37
6420 Single Family Homes (HOA Reimbursement)	14,000.00	6.86
6430 Parking Permit Income	400.00	0.20
6460 Rental Unit Admin Income	12,000.00	5.88
6465 Keycard Replacement	200.00	0.10
6510 Reinvestment Fee (7 Units@\$350k)	12,000.00	5.88
6910 Bank Interest Income	2,000.00	0.98
6920 Misc. Income	-	-
<b>Total SECONDARY INCOME</b>	<b>\$ 43,000.00</b>	<b>\$ 21.08</b>

#### Total OPERATING INCOME

**\$ 471,409.20 \$ 231.08**

## EXPENSE

### 7000 GENERAL & ADMINISTRATIVE

7010 Management - Association	26,000.00	12.75
7011 Portal/E-Communication	-	-
7015 Setup Fee	-	-
7020 Accounting Fees	-	-
7160 Legal Fees	2,500.00	1.23
7250 Bank Fees	-	-
7260 Postage, Mail, Shipping	100.00	0.05
7280 Insurance	34,000.00	16.67
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	350.00	0.17
7450 Other Taxes & Fees	150.00	0.07
7460 Community Event	1,000.00	0.49
7830 Keycard Purchases	-	-
7890 Misc. G & A	1,000.00	0.49
<b>Total GENERAL &amp; ADMINISTRATIVE EXPENSE</b>	<b>\$ 89,780.00</b>	<b>\$ 44.01</b>

### 8200 POOL EXPENSE

8210 Pool Operation/Maintenance/Supplies	15,000.00	7.35
8211 Pool Repairs	-	-
8212 Pool Permit	575.00	0.28
<b>Total POOL EXPENSE</b>	<b>\$ 15,575.00</b>	<b>\$ 7.63</b>

### 8300 CLUBHOUSE

8310 General Maintenance/Repair	400.00	0.20
8311 Clubhouse Improvements	200.00	0.10
8320 Janitorial Cleaning	2,000.00	0.98
8321 Janitorial Cleaning Supplies	200.00	0.10
8325 Cable/Internet	750.00	0.37
8330 Camera/Entry System Repair/Upgrade	-	-
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	1,800.00	0.88
8384 Utilities-Nat.Gas	1,400.00	0.69
8387 Utilities-Sewer	396.00	0.19
8390 Utilities-Water	600.00	0.29
<b>Total CLUBHOUSE EXPENSE</b>	<b>\$ 14,106.00</b>	<b>\$ 6.91</b>

#### Total POOL/CLUBHOUSE EXPENSE

**\$ 29,681.00 \$ 14.55**

**8900 UTILITIES**

8930 Water &amp; Sewer (Residential Units)

125,000.00	61.27
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**Total UTILITIES EXPENSE**

\$ 125,000.00	\$ 61.27
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**9000 MAINTENANCE**

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

9105 Flowers, Plants, Sod, Trees

750.00	0.37
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9106 Tree Trimming

1,500.00	0.74
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9110 General Maintenance &amp; Repairs

12,000.00	5.88
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9115 Reimbursement To SFHOA

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9123 Fire Riser/Hydrant/Sprinkler-Testing/Repairs

3,900.00	1.91
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9140 Roof

4,000.00	1.96
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9180 Plumbing

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9555 Utilities-Electric (Buildings)

13,000.00	6.37
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9595 Special Projects

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**Total MAINTENANCE EXPENSE**

\$ 35,150.00	\$ 17.23
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**9600 CONTRACT SERVICES**

9610 Grounds: Weekly Maintenance (7 months)

40,000.00	19.61
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9611 Grounds: Irrigation

6,000.00	2.94
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9612 Grounds: Cleanup, Shrub, Weeding

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9613 Grounds: Doggy Bags/Serviceing

5,000.00	2.45
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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)

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9625 Grounds: Salt, Ice Melt

4,000.00	1.96
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9651 Fire Alarm System Monitoring/Testing/Batteries

14,000.00	6.86
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**Total CONTRACT SERVICES EXPENSE**

\$ 69,000.00	\$ 33.82
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**9900 RESERVES**

9912 Reserves

120,000.00	58.82
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**Total RESERVES**

\$ 120,000.00	\$ 58.82
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**Total OPERATING EXPENSE**

\$ 468,611.00	\$ 229.71
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**NET INCOME/LOSS**

\$ 2,798.20	\$ 1.37
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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.