University Park Homeowners Association

2025 Budget	\$475	
Dues Income:	2025	Comments
Dues (Master Association) 478 Lots	2025 227,050	Comments \$475 Annually
Villas @ UP 40 Homes @ 1/2 Ann. Dues	9,500	\$237.50 Annually
Sonnet Springs 47 Homes @ 1/2 Ann. Dues	11,163	\$237.50 Annually
The Resort - 250 Units @ 1/3 Ann. Dues	39,425	83 Units at \$475
Hidden Canyon (Maint. Asses) 51 Homes	69,116	\$328 Quarterly (\$1,355.21 Annually)
Springs Canyon 40 Homes @ 1/2 Ann. Dues	9,500	\$237.50 Annually
Community Trash & Recycling service	87,750	390 homes (\$18.50 per month / \$222) - \$.75 incr.
Commercial Income (20%):	296,638	Billed Quarterly
Sunrise A. Living Lot 1 UB F1 37.61%	22,313	109,702 Square Feet
O'Connor (ReMax) Lot 2 UPPC 15.66%	9,297	45,693 Square Feet
B&M 2021 Lot 4 UPPC 15.68%	9,303	45,732 Square Feet
Yang & Win LLC Lot 3 UPPC 31.05%	18,421	90,536 Square Feet
	59,333	
Total Dues Income:	\$425,087	
Interest	275	Operating Interest only - Cash Balance
Total Dues & Other Income:	\$425,362	,
	\$513,112	
Hidden Canyon (Maint. Asses) Operating Budge		
Hidden Canyon Trash	11,475	\$18.75 with Carefree, up \$1.00
Hidden Canyon Sprinkler Hidden Canyon Landscape	5,000 3,640	
Arborist (chem/prune)	1,200	\$1.2k chemicals / moved balance to Contingency
Over seeding of sod	1,000	* · - · · · · · · · · · · · · · · · · · · ·
Replace plants/trees	0	moved to Contingency
Vole control	1,440	Vole monthly treatment
Hidden Canyon Lawn Maint	35,935	3%
Operating Exp. Contingency - new	3,281	
Hidden Canyon Management	9,786 \$69,116	
Total Hidden Canyon Expenses:	Balanced Budget	
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Operating Expenses: (UP Master)	0.705	
General Administrative	9,785	\$2.2k clocks, Website, Annual & Budget notice, etc.
Community Events Annual Meeting	13,125 1,700	
Summer Picnic	5,000	
Holiday Dinner	5,000	
Welcome Comm.	1,000	
Wildfire Comm.	325	
Clean-up Comm.	100	
Property & D&O Liability Ins.	30,365	Renews December 23rd
G/L Prop. Crime & Professional Liability (D&O)	25,824 4,085	actuals at renewal / using 15% actuals at renewal / using 8%
Worker's Comp	456	actuals at renewal
Electric	3,900	6.5% CSU / average of \$325 per month
Water & Sewer	57,500	6.5% CSU
Stormwater Fees	4,316	9% CSU - average of \$360 per month
Trash Removal Service	87,750	
Safety & Security	28,860 46,634	no price for '25 know yet / using 5%
Landscaping Contract Landscaping Other	46,634 26,251	3% - summer x7 / winter x5 and The Bluffs
Mulch & rock refreshing / other	3,601	
Flowers - all areas	10,750	
Native Mowing	11,000	provides for 5 mowing's
Hidden Canyon Park	900	
Tree Maintenance	3,830	\$1,600 chemicals / \$1,200 pruning / Winter Water
Snow Removal	14,000	
Irrigation Repair & Mtc. Light Maint/Repair	4,700 1,950	
General Mx and Repair	5,000	
Accounting Fees	2,600	Audit done yearly with tax returns
Legal Services - Gen Council	3,500	\$1500 for Board use
Legal Reimbursement (Collections)	(2,000)	
Management Fee	49,680	
Operating Expense / Contingency	12,249	Funded to Reserves if not used for the year.
Total Operating Expenses:	\$316,246	
Total Hidden Canyon Expenses:	\$69,116	
Reserve Allocations:	ψ03, 1 1 0	
Consolidated	40,000	Plus \$12k Contingency above if not used for the year
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Total Op. Exp. + Res. Allocation:	\$425,361	
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Surplus (Shortage)	\$0	