

University Park Homeowners Association

2026 Budget		\$487.00	2.8% CPI for 2025, Dues Increase = 2.5%	859
<u>Dues Income:</u>				
	2026		Comments	
Dues (Master Association) 478 Lots	232,786		\$487.00 Annually for 2026	
Villas @ UP 40 Homes @ 1/2 Ann. Dues	9,740		\$243.50 Annually	
Sonnet Springs 47 Homes @ 1/2 Ann. Dues	11,445		\$243.50 Annually	
The Resort - 250 Units @ 1/3 Ann. Dues	40,421		83 Units at \$487.00	
Hidden Canyon (Maint. Asses) 51 Homes	72,930		\$357.50 Quarterly (\$1,430.00 Annually)	
			\$78.00 per home / per year (\$19.50 per Qtr)	
Springs Canyon 40 Homes @ 1/2 Ann. Dues	9,740		\$243.50 Annually	
Community Trash & Recycling service	92,138		390 homes (\$19.68 per month / \$236.25)	
Commercial Income (20%):				
	304,132		Billed Quarterly	
Sunrise A. Living Lot 1 UB F1 37.61%	22,877		109,702 Square Feet	
O'Connor (ReMax) Lot 2 UPPC 15.66%	9,531		45,693 Square Feet	
B&M 2021 Lot 4 UPPC 15.68%	9,538		45,732 Square Feet	
Yang & Win LLC Lot 3 UPPC 31.05%	18,887		90,536 Square Feet	
	60,832			
Total Dues Income:	\$437,894			
Interest	275		Operating Interest only - Cash Balance	
Total Dues & Other Income:	\$438,169			
	\$530,306			
Hidden Canyon (Maint. Asses) Operating Budget				
Hidden Canyon Trash	12,160		\$19.87 up 6% Carefree (Apex)	
Hidden Canyon Sprinkler	5,000			
Hidden Canyon Landscape	3,651			
Arborist (chemicals)	1,200			
Over seeding of sod	1,000			
Vole control	1,440		Vole monthly treatment	
Hidden Canyon Lawn Maint	42,333		3% increase for 2026	
Hidden Canyon Management	9,786			
Total Hidden Canyon Expenses:	\$72,930		(\$0)	
	Balanced Budget			
<u>Operating Expenses: (UP Master)</u>				
General Administrative	9,785		\$2.2k clocks, Website, Annual & Budget notice, etc.	
Community Events	10,135			
Annual Meeting	975			
Second Member Meeting	975		Added	
Election Buddy	1,860		Added - Need to check 2026 costs with EB	
Pre-election Candidate Forum	300		Added	
Summer Picnic	5,000			
Holiday Dinner	(
Welcome Comm.	500			
Wildfire Comm.	325			
Clean-up Comm.	200		Increased for '26	
Property & D&O Liability Ins.	26,324		Renews December 23rd	
G/L Prop.	21,887		actuals at renewal / using 15%	
Crime & Professional Liability (D&O)	3,962		actuals at renewal / using 8%	
Worker's Comp	475		actuals at renewal	
Electric	5,155		6.5% CSU / average of \$429 per month	
Water & Sewer	61,238		6.5% CSU	
Stormwater Fees	4,709		9% CSU - average of \$340 per month	
Trash Removal Service	92,138		renews 2-1-26 5% per Melissa	
Safety & Security	29,640			
Landscaping Contract	57,548		3% Base Contract	
Landscaping Other	19,775		Time and Materials	
Mulch & rock refreshing / other	3,600			
Flowers - all areas	10,750			
Hidden Canyon Park	900			
Common Area Master Plan	4,525			
Tree Maintenance	3,830		\$1,900 chemicals / \$1,200 pruning / Winter Water	
Snow Removal	14,000			
Irrigation Repair & Mtc.	4,700			
Light Maint/Repair	2,400			
General Mx and Repair	5,000			
Accounting Fees	3,100		\$2.6k up to \$3.1k for 2026 / Audit done yearly	
Legal Services - Gen Council	4,500		\$2.5k for Board use	
Legal Reimbursement (Collections)	(2,000)			
Management Fee	49,680			
Operating Expense / Contingency	10,720		Funded to Reserves if not used for the year.	
Total Operating Expenses:	\$320,238			
Total Hidden Canyon Expenses:	\$72,930			
<u>Reserve Allocations:</u>				
Consolidated	40,000		Plus Contingency if not used for the year.	
Total Op. Exp. + Res. Allocation:	\$433,169			
	\$525,306			
Surplus (Shortage)	\$5,000			