



**Welcome to the 2024
Sports Village Homeowners
Annual Meeting**

Thanks to our Sports Village staff

- Huge thank you to our maintenance staff for all of their work. Ismael, Benito, Gabriel, Jamie, Jeff and Miles.
- Thanks to front desk supervisor and staff. Kristina, Ashlee, Kinley, Boston, Wyatt, Raf, Trey, Bizzy, Travis and Tag.

Candidate Information

- **Lanae Price (O-4)**

Master of Professional Communication

Small Business Owner

Real Estate Investor

Member of the Health Advisory Board (Logan, Utah)

Member of School Land trust advisory board for Washington County Utah

- **Stephanie Wood (X-6)**

30 Years in Education

Director of Online Learning-Oversee budget of \$7 million, hiring, and purchasing

Facility supervisor of multiple school buildings

Communications

- We have a new website for Sports Village:
www.sportsvillageutah.com
- This presentation is found on our website:
Top corner – HOA – Documents.
- Subscribe to email communications on the website.

2023 Budget vs. Actual

(1 of 6)

Income		2023 Actuals	2023 Budget	Difference	2024 Budget
4000	Homeowners Dues	\$988,407.11	\$994,740.00	\$-6,332.89	\$994,740.00
4114	Transfer Fee Income	\$3,315.00	\$2,925.00	\$390.00	\$2500.00
4118	RV Storage	\$10,140.00	\$8,000.00	\$2,140.00	\$8000.00
4120	Interest-Reserves	\$436.56	\$25.00	\$411.56	\$300.00
4125	Owner Access Cards	\$550.00	\$250.00	\$300.00	\$250.00
4130	Late Payment Charges	\$1,620.00	\$150.00	\$1,470.00	\$500.00
4140	Miscellaneous Income	\$504.77	\$500.00	\$4.77	\$500.00
Total Income		\$1,004,973.44	\$1,006,590.00	\$-1616.56	\$1,006,790.00

Rick

2023 Budget vs. Actual

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Expenses		2023 Actuals	2023 Budget	Difference	2024 Budget
Administrative Expense					
6000	Accounting	\$5,400.00	\$5,400.00	\$0.00	\$5,400.00
6010	Property-Casualty	\$101,157.09	\$78,000.00	\$23,157.09	\$110,000.00
6020	Insurance Claims	\$0.00	\$0.00	\$0.00	
6030	Legal Services	\$0.00	\$0.00	\$0.00	
6040	Board Meetings	\$968.14	\$1,000.00	\$-31.86	\$1,000.00
6050	Miscellaneous	\$489.56	\$500.00	\$-10.44	\$500.00
6060	Postage	\$467.49	\$1,250.00	\$-782.51	\$600.00
6070	Office Supplies	\$8,599.53	\$8,500.00	\$99.53	\$8,500.00
6080	Taxes—Misc. Licenses	\$2,242.79	\$2,000.00	\$242.79	\$2,000.00
6095	Bank Service Charges	\$160.00	\$150.00	\$10.00	\$150.00
Total Administrative Expense		\$119,484.60	\$96,800.00	\$22,684.60	\$128,150.00

2023 Budget vs. Actual

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Asset Management-Buildings		2023 Actuals	2023 Budget	Difference	2024 Budget
6270.20	Security Equipment	\$1,704.00	\$2,000.00	\$-296.00	\$2,000.00
6270.10	Electrical & Lighting	\$2,024.62	\$3,600.00	\$-1,575.38	\$3,600.00
6270.17	Equipment & Furnishings	\$11,778.64	\$12,000.00	\$-221.36	\$12,000.00
Total Asset Management Buildings		\$15,507.26	\$17,600.00	\$-2,092.74	\$17,600.00

2023 Budget vs. Actual

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Common Area Services		2023 Actuals	2023 Budget	Difference	2024 Budget
6130	Janitorial Supplies	\$3,132.42	\$3,600.00	\$-467.58	\$3,300.00
6160	Pool Supplies	\$32,375.00	\$35,000.00	\$-2,625.00	\$35,000.00
6170	Motorized Vehicles	\$2,443.11	\$4,000.00	\$-1,556.89	\$3,000.00
6180	Insect Control	\$3,990.00	\$4,200.00	\$-210.00	\$4,000.00
6190	Engineering Services		\$0.00		
Total Common Area Services		\$41,940.53	\$46,800.00	\$-4,859.47	\$45,300.00

2023 Budget vs. Actual

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Employee Expenses		2023 Actuals	2023 Budget	Difference	2024 Budget
6230	Salaries & Wages	\$102,973.52	\$100,000.00	\$2,973.52	\$105,000.00
6235	Salaries & Wages-Maintenance	\$240,957.70	\$246,250.00	\$-5,292.30	\$230,000.00
6240	Employee Taxes	\$28,092.45	\$31,500.00	\$-3,407.55	\$30,000.00
6250	Uniforms, Equipmnt, etc.	\$646.90	\$500.00	\$146.90	\$500.00
6270	Workers Comp.	\$1,845.70	\$6,000.00	\$-4,154.30	\$3,000.00
6280	Consulting	\$23,750.00	\$23,750.00	\$0.00	\$30,000.00
Total Employee Expenses		\$398,266.27	\$408,000.00	\$-9,733.73	\$398,500.00
Landscaping Areas					
6280.01	Lawn	\$2,552.46	\$2,500.00	\$52.46	\$2,500.00
6280.02	Shrubs, Trees, Flowers, Etc.	\$2,305.07	\$2,500.00	\$-194.93	\$2,500.00
6280.03	Sprinklers, Valves, Etc.	\$4,881.66	\$5,000.00	\$-118.34	\$5,000.00
6280.05	Yard Equipment	\$3,345.87	\$5,000.00	\$-1,654.13	\$4,000.00
6280.96	Fuel	\$6,018.43	\$12,000.00	\$-5,981.57	\$7,000.00
Total Landscaping Areas		\$19,103.49	\$27,000.00	\$-7,896.51	\$21,000.00

2023 Budget vs. Actual

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Utilities		2023 Actuals	2023 Budget	Difference	2024 Budget
6205	Telephone	\$1,225.07	\$2,000.00	\$-774.93	\$1,500.00
6200	Garbage Removal	\$15,074.39	\$16,000.00	\$-925.61	\$16,000.00
6210	Cable TV Service	\$67,440.00	\$67,500.00	\$-60.00	\$67,500.00
6215	Natural Gas Heating	\$26,930.75	\$25,000.00	\$1,930.75	\$28,000.00
6220	Water	\$114,850.46	\$112,000.00	\$2,850.46	\$115,000.00
6225	Power	\$41,555.33	\$42,000.00	\$-444.67	\$42,000.00
Total Utilities		\$267,076.00	\$264,500.00	\$2,576.00	\$270,000.00
Total Income		1,004,973.44	\$1,006,590.00	\$-1,616.56	\$1,006,790.00
Total Expenses		\$861,378.15	\$860,700.00	\$-678.15	\$879,350.00
Total Income to Reserve		\$143,595.29	\$145,890.00	\$-2,294.71	\$127,440.00
Reserve Expenses		\$110,163.63	\$95,000.00	\$-15,163.63	\$95,000.00
Net Income to Reserves		\$33,431.66	\$50,890.00	\$-17,458.34	\$32,440.00

Reserve Expenses 2023

Building Assessment

Reserve Balance as of 12/31/2023

- Village Bank Money Market: \$153,423.40
 - Village Bank Checking: \$52,849.98
 - Village Bank Reserve Checking \$3,681.33
 - Building Assessment Checking \$1,000.00
- TOTAL IN RESERVE: \$210,954.71**

*2019 Reserves \$129,461.89

*2020 Reserves \$59,157.77

*2021 Reserves \$129,432.92

*2022 Reserves \$201,070.91

Homeowner Dues Options

	2024@\$295	2024@\$300	2024@\$305	2024@\$315	2024@5% Increase
Homeowners Dues	\$994,740.00	\$1,011,600.00	\$1,028,460.00	\$1,062,180.00	\$1,044,477.00
Total Income	\$1,006,790.00	\$1,023,650.00	\$1,040,510.00	\$1,074,230.00	\$1,056,527.00
Total Expenses	\$879,350.00	\$879,350.00	\$879,350.00	\$879,350.00	\$879,350.00
Net Income	\$127,440.00	\$144,300.00	\$161,160.00	\$194,880.00	\$177,177.00
Reserve Expense	\$95,000.00	\$95,000.00	\$95,000.00	\$95,000.00	\$95,000.00
Net Savings to Reserves	\$32,440.00	\$49,300.00	\$66,160.00	\$99,880.00	\$82,177.00

Survey

Unit Usage

- Thank you to the 1/3 of residents who replied.
- Use and rental percentages:
 - ~25% of units are owner use only
 - ~55% vacation rental
 - ~20% mixed use / rental
- We don't love assessments, but they are the only way to tackle some of these big projects.

Survey

Capital Projects and Assessments

- Tennis Courts
 - Everyone agrees they needs help
 - 25% would support a large assessment
 - Majority prefer a less aggressive solution
 - We believe we have a <\$50k solution, not as good as new, but affordable.
 - We will work for more pickleball courts.

Survey

Capital Projects and Assessments

- Playground
 - 33% support an assessment (\$300)
 - 20% suggest removing it
 - 37% think the old playground is ok
 - 10% various ideas
- We are looking at less expensive playgrounds, no determination yet.

Survey

Capital Projects and Assessments

- Paving - \$600k
 - Over 50% think it's not that bad
 - 42% suggest doing it in smaller chunks
 - Small group would support doing it all now
- We are going to drag our feet on this for a year or two and only repair as necessary.

Survey

Capital Projects and Assessments

- Clubhouse
 - We want to make it more inviting
 - Need to update all of the basement facilities
 - People like pool / billiards, ping pong, foosball, air hockey, and arcade games.

Survey

Capital Projects and Assessments

- Assessments
 - 20% Do not support assessments
 - 5% Support a large monthly dues increase
 - 60% Prefer an annual assessment, but keep it more manageable.

Survey

Other Suggestions

- Remove grass
- Splash Pad
- Pool Deck / Slide
- Gas grills
- Outdoor games
 - Chess, frisbee golf
- Snack Bar
- Lap Pool
- Clubhouse updates
- Recycling
- Electric Vehicle charging

Internet and TV Service

Ubiquity

801-505-0522

- New way of thinking about TV – Please help your guests.
- Fiberoptic cable has been installed and service is very good.
- It is absolutely necessary to have your router configured for PPPoE!
- Ubiquity has preferred routers with a lifetime warranty and free installation.
- Multiple packages are available: GlobalTV, Hulu, AT&T.

Insurance

American Family Insurance

801-444-0227

- Please make sure your unit is properly covered. You need to have \$25,000 in building coverage. Please check your policy.
- There is not a set policy recommended, as you will need different coverage depending on what you use your unit for. (Rental, Second home, etc.)
- Please remember to send a copy of your Insurance Declaration page to the HOA. Mailing address is: 860 South Village Rd., St. George, UT 84770
- Please turn OFF water when unit is not occupied.

Questions and Answers

Thank you for coming 😊

