



Sports Village HOA

2025 Annual Meeting



January 25, 2025



PLEASE !

Update Homeowner Info

<https://forms.gle/Nw6hByvSpqU7Zb4A7>





**Sports Village
HOA**

Agenda

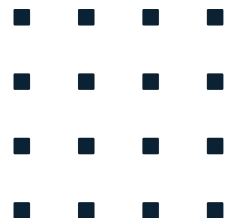
- Meet Our Team
- Capital Projects
- Budget and Financials
- Insurance
- Safety
- Contact Information
- Appendices



Meet Our Team



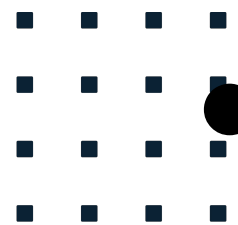
Meet Our Team



Celebrations



- Sports Village is in the best shape in years!
- We have great insurance!
- Many projects completed!
- Ubiquity!
- Awesome SV team!
- Reserve is growing!
- We're on a great path!



Capital Projects

2024

- Club house basement
- Pool Fence
- Garage painting
- Club house deck



2025

Discussions around:

- Tennis courts
- Paving
- Playground
- Lap pool updates
- Carport stucco

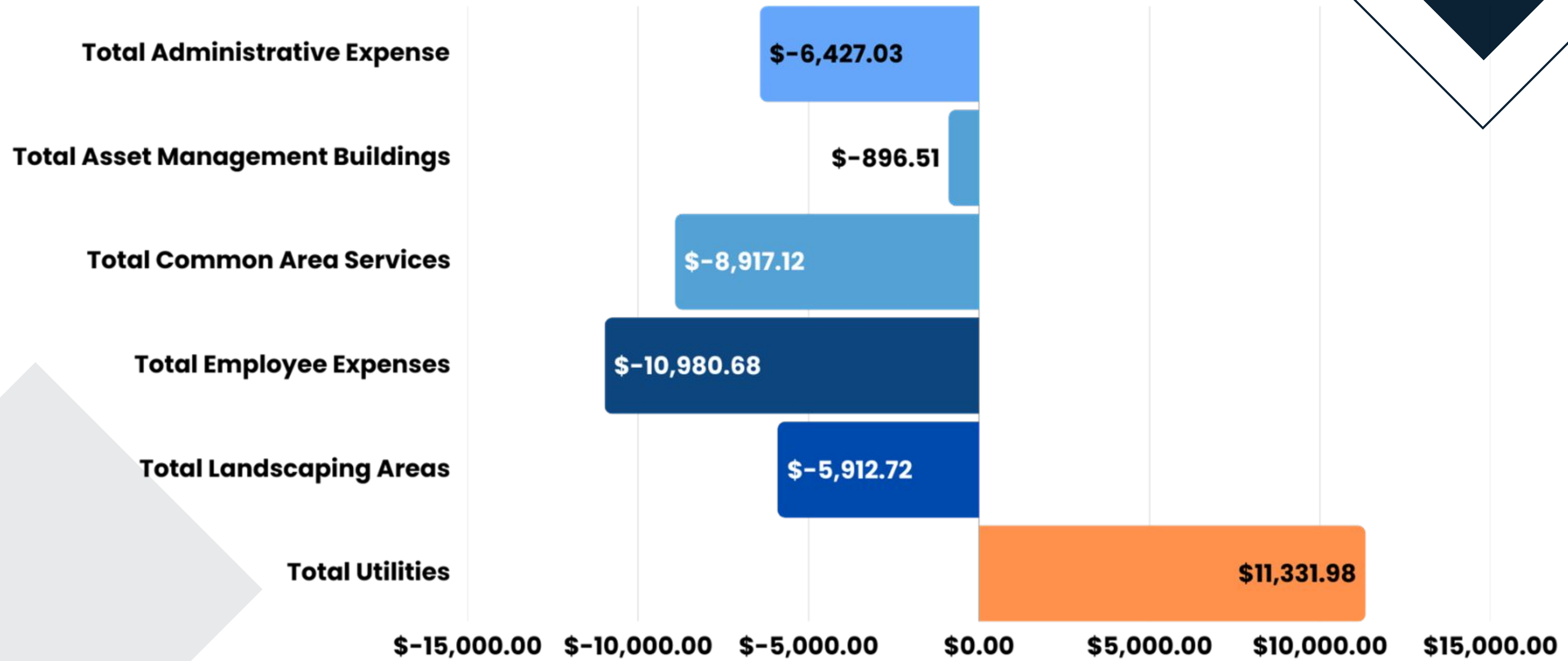


Budget

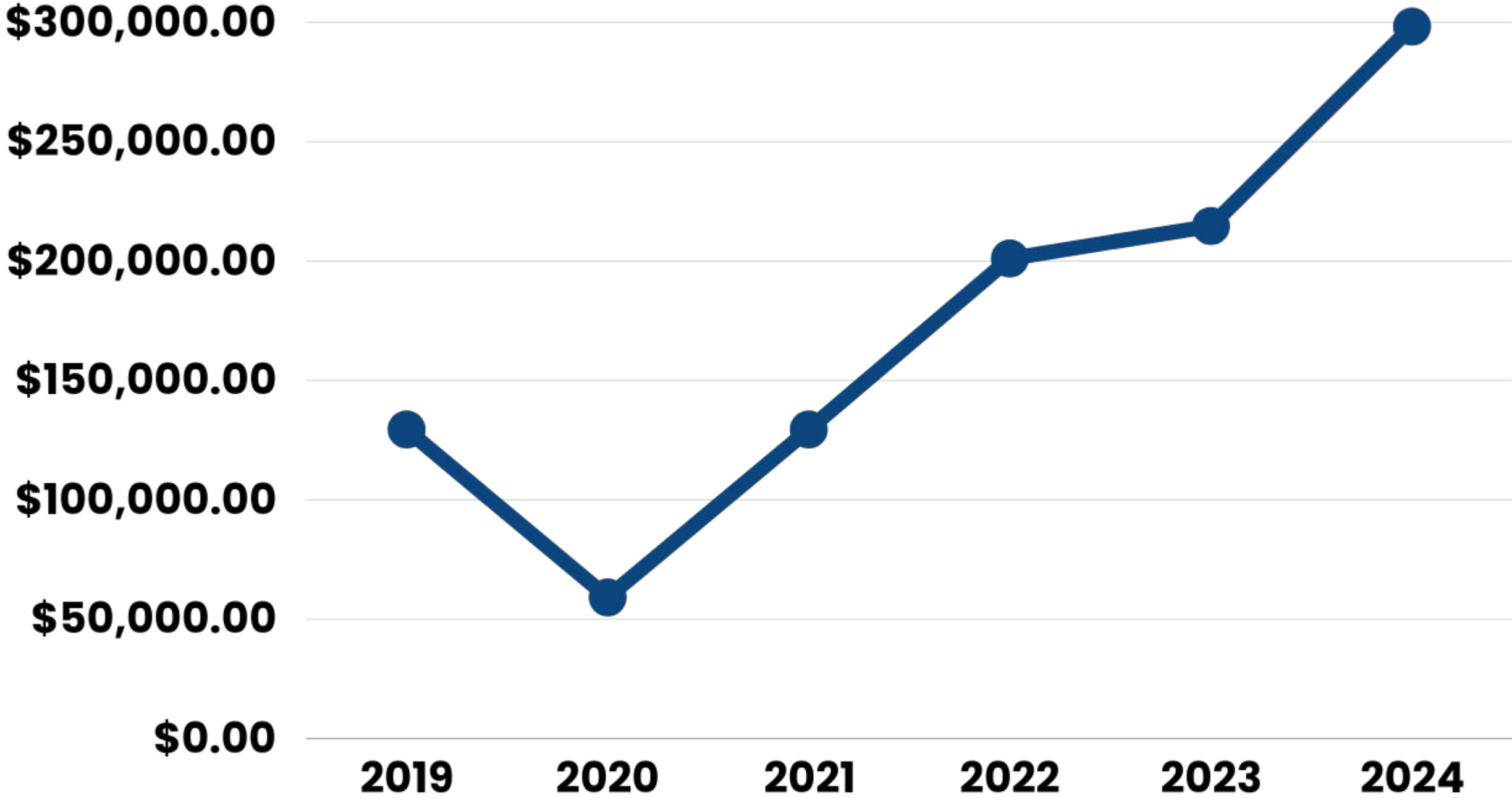
	2024 Actual	2024 Budget	2025 Budget
Total Income	\$1,015,047.88	\$1,006,790.00	\$1,023,650.00
Total Expenses	\$857,547.92	\$879,350.00	\$886,450.00
Total Income to Reserve	\$157,499.96	\$127,440.00	\$137,200.00
Reserve Expenses	\$73,910.28	\$95,000.00	\$95,000.00
Net Income to Reserves	\$83,589.68	\$32,440.00	\$42,200.00



Expenses: Over/Under



Reserve Growth



Goal Amount \$700,000 (~70% of Annual Budget)



Reserves vs Dues



Reserve

- Large scale projects
- Unexpected expenses
- Legal costs
- Repairs (Pools are always on this list)
- Plumbing
- Insurance Claims

HOA Dues

- Day to Day such as
 - Salaries & Wages
 - Building & Common Area Maintenance
 - Landscaping
 - Office
- Utilities
- Insurance
- Taxes
- Pools (on every expense list)
- Plumbing



Dues

- Increase begins May 1
- Dues increase by \$5
- \$305 per month



Safety Reminders



The following are the major contributors to claims and costs this year.

Water

- Shut off valves
- Water alarms
- Turn off water when away
- Emergency contact on file with HOA
- Pan under hot water tank

Fire

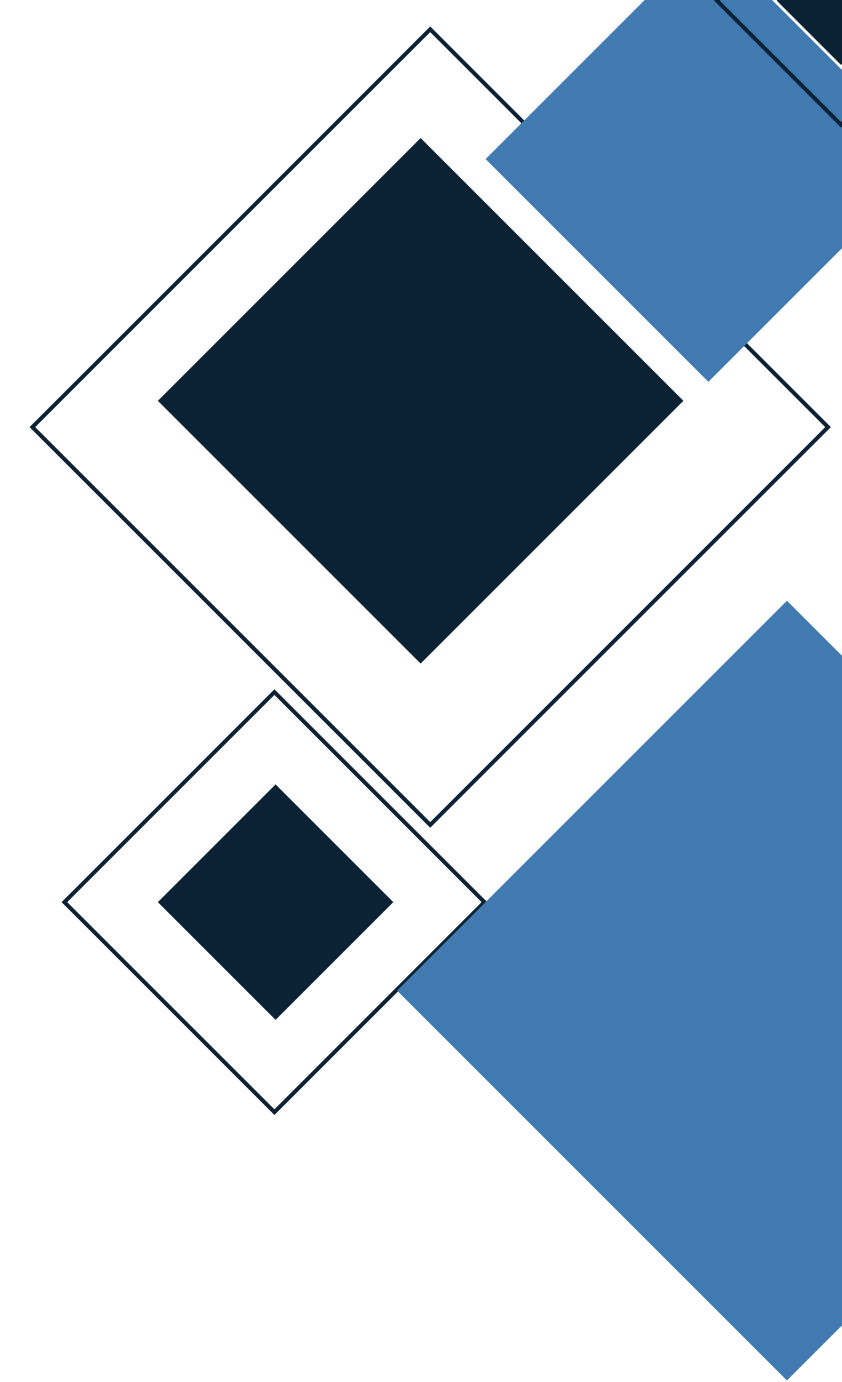
- Fire / smoke alarms
- Extinguishers
- Clean bath exhaust fans
- Auto timers on bath fans



Insurance



- All units must have \$50,000 in building coverage beginning March 1, 2025. Please check your policy.
- Discuss with your insurance provider on what is needed for your unit and usage.
- Please send a copy of your Insurance Declaration page to the HOA (email, USPS, drop off).
- www.sportsvillageutah.com



Contact Information



Phone Number

435-628-3981



Our Website

<https://sportsvillageutah.com>



Our Address

860 S Village Rd, St. George, UT 84770



Email Address

hoasportsvillage@gmail.com

Board Members

Sean McFarland-President

Stephanie Wood-Treasurer

Terry Johnson-Insurance

Lynette Hornseth-Communication

Lanae Price

Staff

Myles McKell-General Manager

Kaci Esplin-Office Manager



Appendices



Appendix A TV/Internet

TV

Television service IS included in HOA dues

- Ubiquity offers multiple options
 - GlobalTV, Hulu, AT&T
- Must have your router configured for Ubiquity
- Contact 801-505-0522

Internet

- Internet is NOT included in HOA dues
- You may select any internet provider of your choice, including Ubiquity who offers a nice discount.



Appendix B: Budget Summaries

View Spreadsheet [link](#)



		2024 Actuals	2024 Budget	Difference	2025 Budget			*Reserve Expenses Detail	
Total Income		\$1,015,047.88	\$1,006,790.00	\$8,257.88	\$1,023,650.00			Swimming Pools	\$18,188.26
Total Expenses		\$857,547.92	\$879,350.00	-\$21,802.08	\$886,450.00			Garages	\$5,149.80
Total Income to Reserve		\$157,499.96	\$127,440.00	\$30,059.96	\$137,200.00			Pool Fence	\$16,640.00
Reserve Expenses*		\$73,910.28	\$95,000.00	\$21,089.72	\$95,000.00			Landscaping	\$10,708.81
Net Income to Reserves		\$83,589.68	\$32,440.00	\$51,149.68	\$42,200.00			Repairs	\$10,050.00
								Equipment	\$3,615.41
								HVAC	\$908.00
								Legal	\$1,200.00
OVER /UNDER								Plumbing	\$7,450.00
		2024 Actual	2024 Planned Budget	Difference	2025 Budget				\$73,910.28
Total Administrative Expense		\$121,722.97	\$128,150.00	-\$6,427.03	\$118,300.00				
Total Asset Management Buildings		\$15,503.49	\$16,400.00	-\$896.51	\$17,600.00				
Total Common Area Services		\$36,382.88	\$45,300.00	-\$8,917.12	\$41,500.00				
Total Employee Expenses		\$387,519.32	\$398,500.00	-\$10,980.68	\$401,550.00				
Total Landscaping Areas		\$15,087.28	\$21,000.00	-\$5,912.72	\$20,500.00				
Total Utilities		\$281,331.98	\$270,000.00	\$11,331.98	\$287,000.00				
Total Income		\$1,006,790.00	\$1,015,047.88	\$8,257.88	\$1,023,650.00				

Income	Category	2024 Planned Budget	2024 Actual	Difference	2025 Budget
4000	Homeowners Dues	\$994,740.00	\$998,771.75	\$4,031.75	\$1,011,600.00
4114	Transfer Fee Income	\$2,500.00	\$2,535.00	\$35.00	\$2,500.00
4118	RV Storage	\$8,000.00	\$9,815.00	\$1,815.00	\$8,000.00
4120	Interest-Reserves	\$300.00	\$2,711.13	\$2,411.13	\$300.00
4125	Owner Access Cards	\$250.00	\$640.00	\$390.00	\$250.00
4130	Late Payment Charges	\$500.00	\$575.00	\$75.00	\$500.00
4140	Miscellaneous Income	\$500.00	\$0	-\$500.00	\$500.00
Total Income		\$1,006,790.00	\$1,015,047.88	\$8,257.88	\$1,023,650.00
				Extra income	

Expenses		2024 Actual	2024 Planned Budget	Difference	2025 Budget
6000	Accounting	\$5,400.00	\$5,400.00	\$0.00	\$5,400.00
6010	Property-Casualty	\$92,975.18	\$110,000.00	-\$17,024.82	\$100,000.00
6020	Insurance Claims	\$11,574.18	\$0.00	-\$11,574.18	
6030	Legal Services	\$0.00	\$0.00	\$0.00	
6040	Board Meetings	\$282.71	\$1,000.00	-\$717.29	\$1,000.00
6050	Miscellaneous	\$472.65	\$500.00	-\$27.35	\$500.00
6060	Postage	\$650.00	\$600.00	\$50.00	\$700.00
6070	Office Supplies	\$7,529.25	\$8,500.00	-\$970.75	\$8,500.00
6080	Taxes—Misc. Licenses	\$2,629.00	\$2,000.00	\$629.00	\$2,000.00
6095	Bank Service Charges	\$210.00	\$150.00	\$60.00	\$200.00
Total Administrative Expense		\$121,722.97	\$128,150.00	-\$6,427.03	\$118,300.00
				Under budget	

Asset Management-Buildings		2024 Actuals	2024 Budget	Difference	2025 Budget
6270.2	Security Equipment	\$1,934.28	\$2,000.00	-\$65.72	\$2,000.00
6270.1	Electrical & Lighting	\$2,048.44	\$2,400.00	-\$351.56	\$3,600.00
6270.17	Equipment & Furnishings	\$11,520.77	\$12,000.00	-\$479.23	\$12,000.00
Total Asset Management Buildings		\$15,503.49	\$16,400.00	-\$896.51	\$17,600.00
				Under budget	

Common Area Services		2024 Actuals	2024 Budget	Difference	2025 Budget
6130	Janitorial Supplies	\$3,538.93	\$3,300.00	\$238.93	\$3,500.00
6160	Pool Supplies	\$25,040.00	\$35,000.00	-\$9,960.00	\$30,000.00
6170	Motorized Vehicles	\$2,778.95	\$3,000.00	-\$221.05	\$3,000.00
6180	Insect Control	\$5,025.00	\$4,000.00	\$1,025.00	\$5,000.00
6190	Engineering Services		\$0.00		
Total Common Area Services		\$36,382.88	\$45,300.00	-\$8,917.12	\$41,500.00
				Under budget	

Employee Expenses		2024 Actuals	2024 Budget	Difference	2025 Budget
6230	Salaries & Wages	\$105,622.52	\$105,000.00	\$622.52	\$107,550.00
6235	Salaries & Wages-Maintenance	\$221,758.37	\$230,000.00	-\$8,241.63	\$230,000.00
6240	Employee Taxes	26,639.24	30000	-\$3,360.76	30000
6250	Uniforms, Equipmnt, etc.	\$0	\$500.00	-\$500.00	\$500.00
6270	Workers Comp.	\$3,499.19	\$3,000.00	\$499.19	\$3,500.00
6280	Consulting	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
Total Employee Expenses		\$387,519.32	\$398,500.00	-\$10,980.68	\$401,550.00
				Under budget	

Employee Expenses		2024 Actuals	2024 Budget	Difference	2025 Budget
Landscaping Areas					
6280.01	Lawn	\$1,462.45	\$2,500.00	-\$1,037.55	\$2,500.00
6280.02	Shrubs, Trees, Flowers, Etc.	\$1,483.88	\$2,500.00	-\$1,016.12	\$2,500.00
6280.03	Sprinklers, Valves, Etc.	\$4,269.81	\$5,000.00	-\$730.19	\$5,000.00
6280.05	Yard Equipment	\$2,420.05	\$4,000.00	-\$1,579.95	\$4,000.00
6280.96	Fuel	\$5,451.09	\$7,000.00	-\$1,548.91	\$6,500.00
Total Landscaping Areas		\$15,087.28	\$21,000.00	-\$5,912.72	\$20,500.00
				Under budget	

Utilities		2024 Actuals	2024 Budget	Difference	2025 Budget
6205	Telephone	\$1,345.54	\$1,500.00	-\$154.46	\$1,500.00
6200	Garbage Removal	\$14,563.05	\$16,000.00	-\$1,436.95	\$16,000.00
6210	Cable TV Service	\$67,440.00	\$67,500.00	-\$60.00	\$67,500.00
6215	Natural Gas Heating	\$24,634.05	\$28,000.00	-\$3,365.95	\$26,000.00
6220	Water	\$128,595.89	\$115,000.00	\$13,595.89	\$130,000.00
6225	Power	\$44,753.45	\$42,000.00	\$2,753.45	\$46,000.00
Total Utilities		\$281,331.98	\$270,000.00	\$11,331.98	\$287,000.00
				Over Budget	