

**SPORTS VILLAGE**

**ANNUAL  
HOMEOWNER'S  
MEETING**

**JANUARY 17**

**2026**

# AGENDA

03. Meet the team

04. Last year's projects

05. Celebrations

07. Budget & Financials

13. Safety

14. Insurance

15. Contact Info

17. Appendices

Please update your  
owner information

<https://forms.gle/Nw6hByvSpqU7Zb4AZ>

# Meet the Team



FRONT DESK: Kristina & Ashlee Emmett



Maintenance &  
Landscaping

# 2025 Completed Projects

**Parking Signage**

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**Clubhouse Decking**

**Tennis Court resurface**

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**Pickleball Court painting**

**Fitness Center 2 New Treadmills**

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## **Adult Pool**

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- New fencing
- Planter repair
- Pool & Hot Tub plaster repair

**Garage Painting**

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**Canyon Road Structure Paint**

# Celebrations

- No fires or major clubhouse floods!
- Many projects completed with Special Assessment and all within BUDGET
- Clubhouse Hot Tub replaster (fund with remaining special assessment \$)

# Future Plans and Discussions

- Asphalt
- Playground
- Pool Deck
- Maintenance Tractor
- Clubhouse Basement Activities

# Budget

	2025 Actuals	2025 Budget	Difference	2026 Budget
Total Income	\$1,033,264.77	\$1,023,650.00	\$9,614.77	\$1,026,350.00
Special Assessment Income	\$124,550.00	\$140,500.00	\$15,950.00	
Total Expenses	\$841,469.39	\$886,450.00	-\$44,980.61	\$882,800.00
Total Income to Reserve	\$316,345.38	\$137,200.00	\$179,145.38	\$143,550.00
Reserve Expenses	\$64,845.69	\$100,000.00	-\$35,154.31	\$100,000.00
Special Assessment Expenses	\$133,674.23	\$140,500.00	-\$6,825.77	\$25,600.00 <small>estimated remaining costs</small>
Net Income to Reserves	\$117,825.46	\$37,200.00	\$80,625.46	\$43,550.00

[Budget Summary Slides](#)

# 2025 Special Assessment

\$500 per unit

\$124,550.00 collected

\$15,950.00 outstanding

Total: \$140,500.00

# Projects from Assessment

Project	Cost
Pickleball/Tennis Resurface	\$76,955.59
Pickleball/Tennis Fencing	\$18,318.64
Lap Pool Fence	\$18,800.00
Lap Pool/Jacuzzi Replaster	\$19,600.00
<b>TOTAL</b>	<b>\$133,674.23</b>
Under	\$6,825.77

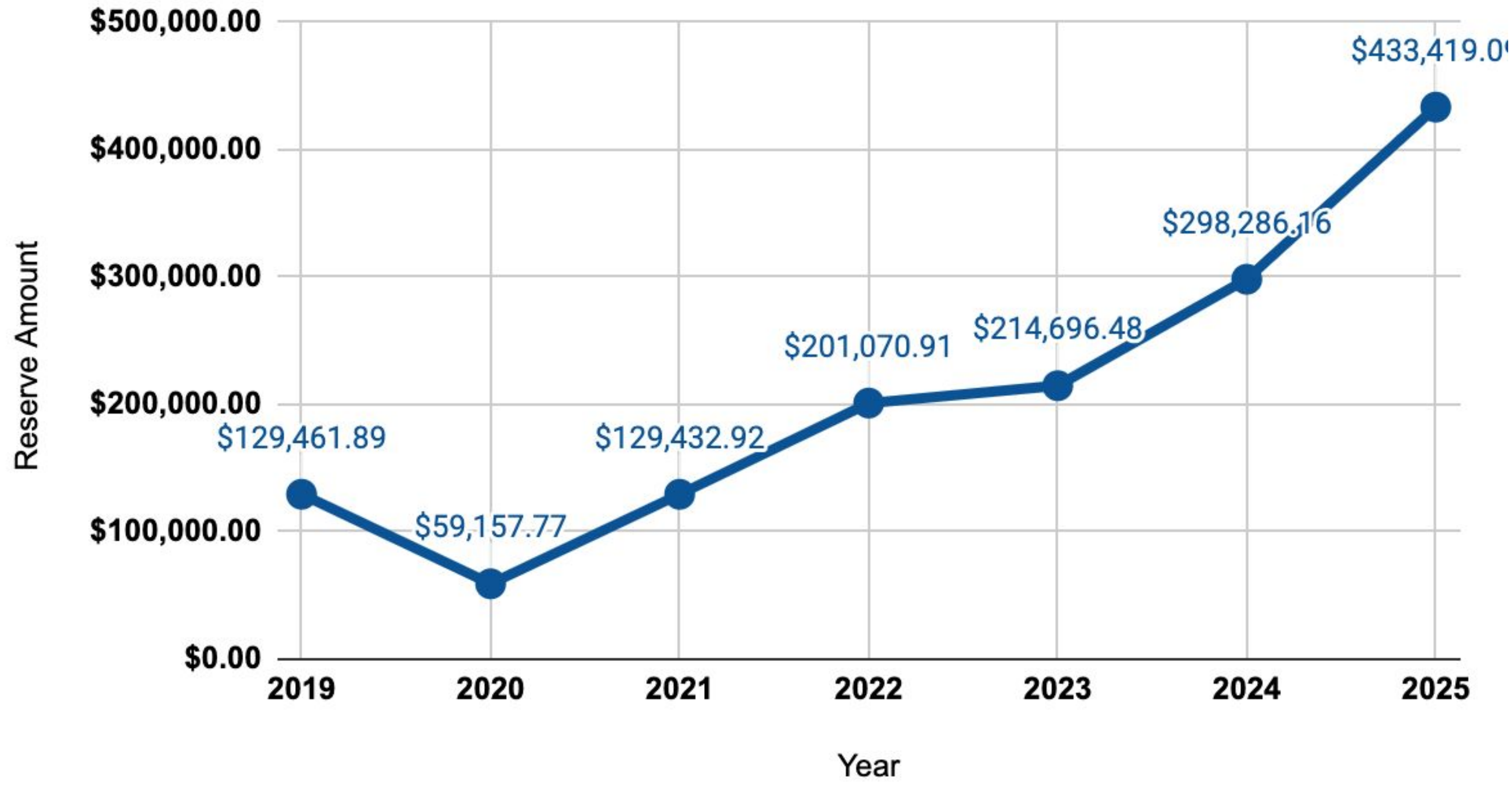
# Over & Under Budget

## 2025 Over/Under Expenses



# 2025 Reserve Growth

Reserve Amount by year



# Reserves & Dues

## RESERVES

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

## 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

**\$5**

To keep up with inflation and  
keep changes small and gradual

**ASSESSMENT**

NO PLANS FOR 2026

**\$310**

Effective May 2026

# SAFETY REMINDERS

## Water

- Shut off valves/alarms
- Turn off water when gone
- Pan under water heater
- Emergency contact on file with HOA and building neighbors

## Fire

- Smoke detectors
- Fire extinguishers
- Clean exhaust fans
- Consider timer on exhaust fans

## Recreation/Pool

- No lifeguard
- Cold weather

# Insurance

- All units must have \$50,000 in building coverage. Please check your policy.
- Discuss with your insurance provider on what is needed for your unit and usage.
- [www.sportsvillageutah.com](http://www.sportsvillageutah.com)

# Contact Info



## 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

Lynette Hornseth - Communication

Lanae Price

Scott Wilkey

## Staff

Myles McKell - General Manager

Kaci Esplin - Office Manager

**THANK  
YOU!**

# Appendices



# 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.

A green rectangular graphic with five white circular punch holes at the top. The text "Appendix A" is written in white, bold, sans-serif font in the center.

**Appendix A**





## Appendix B

# Budget Summaries

[View Spreadsheet LINK](#)



		2025 Actuals	2025 Budget	Difference	2026 Budget
Total Income		\$1,157,814.77	\$1,023,650.00	\$134,164.77	\$1,026,350.00
Total Expenses		\$841,469.39	\$886,450.00	-\$44,980.61	\$882,800.00
Total Income to Reserve		\$316,345.38	\$137,200.00	\$179,145.38	\$143,550.00
Reserve Expenses*		\$198,519.92	\$100,000.00	-\$98,519.92	\$100,000.00
Net Income to Reserves		\$117,825.46	\$37,200.00	\$80,625.46	\$43,550.00
*Special Assessment included in income number \$124,550.00					
		2025 Actual	2025 Planned Budget	Difference	2026 Budget
Total Administrative Expense		\$103,034.50	\$118,300.00	-\$15,265.50	\$119,800.00
Total Asset Management Buildings		\$15,948.08	\$17,600.00	-\$1,651.91	\$17,000.00
Total Common Area Services		\$39,999.31	\$41,500.00	-\$1,500.69	\$41,000.00
Total Employee Expenses		\$391,150.95	\$401,550.00	-\$10,399.05	\$401,000.00
Total Landscaping Areas		\$15,993.04	\$20,500.00	-\$4,506.96	\$20,000.00
Total Utilities		\$275,343.51	\$287,000.00	-\$11,656.49	\$284,000.00
Total Income		\$1,157,814.77	\$1,023,650.00	\$134,164.77	\$1,026,350.00

Income	Category	2025 Planned Budget	2025 Actual	Difference	2026 Budget
4000	Homeowners Dues	\$1,011,600.00	\$1,020,123.51	\$8,523.51	\$1,011,600.00
4114	Transfer Fee Income	\$2,500.00	\$1,560.00	-\$940.00	\$2,500.00
4118	RV Storage	\$8,000.00	\$5,860.00	-\$2,140.00	\$8,000.00
4120	Interest-Reserves	\$300.00	\$3,836.26	\$3,536.26	\$3,000.00
4125	Owner Access Cards	\$250.00	\$1,135.00	\$885.00	\$250.00
4130	Late Payment Charges	\$500.00	\$250.00	-\$250.00	\$500.00
4140	Miscellaneous Income	\$500.00	\$500	\$0.00	\$500.00
4050	Assessment Income		\$124,550.00	124550	
Total Income		\$1,023,650.00	\$1,157,814.77	\$134,164.77	\$1,026,350.00
				Extra income	

Expenses		2025 Actual	2025 Planned Budget	Difference	2026 Budget
Administrative Expenses					
6000	Accounting	\$5,400.00	\$5,400.00	\$0.00	\$5,400.00
6010	Property-Casualty	\$84,016.01	\$100,000.00	-\$15,983.99	\$100,000.00
6020	Insurance Claims	\$0.00	\$0.00	\$0.00	
6030	Legal Services	\$0.00	\$0.00	\$0.00	
6040	Board Meetings	\$670.79	\$1,000.00	-\$329.21	\$1,000.00
6050	Miscellaneous	\$300.00	\$500.00	-\$200.00	\$500.00
6060	Postage	\$984.00	\$700.00	\$284.00	\$1,000.00
6070	Office Supplies	\$7,821.70	\$8,500.00	-\$678.30	\$8,000.00
6080	Taxes—Misc. Licenses	\$3,677.00	\$2,000.00	\$1,677.00	\$3,700.00
6095	Bank Service Charges	\$165.00	\$200.00	-\$35.00	\$200.00
Total Administrative Expense		\$103,034.50	\$118,300.00	-\$15,265.50	\$119,800.00
				<b>Under budget</b>	

Asset Management-Buildings		2025 Actuals	2025 Budget	Difference	2026 Budget
6270.2	Security Equipment	\$1,997.27	\$2,000.00	-\$2.73	\$2,000.00
6270.1	Electrical & Lighting	\$2,308.87	\$3,600.00	-\$1,291.13	\$3,000.00
6270.17	Equipment & Furnishings	\$11,641.94	\$12,000.00	-\$358.06	\$12,000.00
Total Asset Management Buildings		\$15,948.08	\$17,600.00	-\$1,651.92	\$17,000.00
				<b>Under budget</b>	

Common Area Services		2025 Actuals	2025 Budget	Difference	2026 Budget
6130	Janitorial Supplies	\$3,429.00	\$3,500.00	-\$71.00	\$3,500.00
6160	Pool Supplies	\$29,675.00	\$30,000.00	-\$325.00	\$30,000.00
6170	Motorized Vehicles	\$2,895.31	\$3,000.00	-\$104.69	\$3,000.00
6180	Insect Control	\$4,000.00	\$5,000.00	-\$1,000.00	\$4,500.00
6190	Engineering Services		\$0.00		
Total Common Area Services		\$39,999.31	\$41,500.00	-\$1,500.69	\$41,000.00
				<b>Under budget</b>	

Employee Expenses		2025 Actuals	2025 Budget	Difference	2026 Budget
6230	Salaries & Wages	\$110,026.71	\$107,660.00	\$2,476.71	\$110,000.00
6235	Salaries & Wages-Maintenance	\$221,728.04	\$230,000.00	-\$8,271.96	\$230,000.00
6240	Employee Taxes	26,756.40	\$30,000.00	-\$3,243.60	\$28,000.00
6250	Uniforms, Equipmnt, etc.	\$813	\$500.00	\$313.43	\$500.00
6270	Workers Comp.	\$1,826.37	\$3,500.00	-\$1,673.63	\$2,500.00
6280	Consulting	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
Total Employee Expenses		\$391,150.95	\$401,550.00	-\$10,399.05	\$401,000.00
				<b>Under budget</b>	

Employee Expenses		2025 Actuals	2025 Budget	Difference	2026 Budget
Landscaping Areas					
6280.01	Lawn	\$1,792.89	\$2,500.00	-\$707.11	\$2,500.00
6280.02	Shrubs, Trees, Flowers, Etc.	\$1,609.91	\$2,500.00	-\$890.09	\$2,500.00
6280.03	Sprinklers, Valves, Etc.	\$4,415.17	\$5,000.00	-\$584.83	\$5,000.00
6280.05	Yard Equipment	\$2,885.15	\$4,000.00	-\$1,114.85	\$4,000.00
6280.06	Fuel	\$5,289.92	\$6,500.00	-\$1,210.08	\$6,000.00
Total Landscaping Areas		\$15,993.04	\$20,500.00	-\$4,506.96	\$20,000.00
				<b>Under budget</b>	

Utilities		2025 Actuals	2025 Budget	Difference	2026 Budget
6205	Telephone	\$1,460.93	\$1,500.00	-\$39.07	\$1,500.00
6200	Garbage Removal	\$16,914.59	\$16,000.00	\$914.59	\$17,000.00
6210	Cable TV Service	\$67,440.00	\$67,500.00	-\$60.00	\$67,500.00
6215	Natural Gas Heating	\$13,540.57	\$26,000.00	-\$12,459.43	\$16,000.00
6220	Water	\$134,423.72	\$130,000.00	\$4,423.72	\$136,000.00
6225	Power	\$41,563.70	\$46,000.00	-\$4,436.30	\$46,000.00
Total Utilities		\$275,343.51	\$287,000.00	-\$11,656.49	\$284,000.00
				<b>Under Budget</b>	