

2026 Approved Budget

Description	Category	GL Code	2026 Owner Approved Budget	2026 Actual Cost as of 01/01/26	Actual/Estimated
Landscape Contract:					
Lawn Mowing/Trim/Edging	Landscape Maint	1401	\$51,300	\$0	Contract Actual
Aeration	Landscape Maint	1416	\$1,275	\$0	Contract Actual
Pruning - First	Landscape Maint	1446	\$0	\$0	Contract Actual
Pruning - Second	Landscape Maint	1447	\$3,500	\$0	Contract Actual
Spring Cleanup	Landscape Maint	1407	\$2,000	\$0	Contract Actual
Fall Cleanup	Landscape Maint	1419	\$2,600	\$0	Contract Actual
Leaf Cleanup	Landscape Maint	1419	\$2,600	\$0	Contract Actual
Fertilization	Landscape Maint	1404	\$10,800	\$0	Contract Actual
Lawn Grub Control	Landscape Maint	1414	\$2,700	\$0	Contract Actual
Spring Sprinkler Startup	Landscape Maint	1440	\$1,300	\$0	Contract Actual
Fall Sprinkler Shutdown	Landscape Maint	1441	\$1,300	\$0	Contract Actual
Sprinkler Audit/Filter Cleaning	Landscape Maint	1442	\$8,520	\$0	Contract Actual
Detention Basin Cleanup	Landscape Maint	1462	\$1,600	\$0	Contract Actual
SUB-TOTAL Landscape Contract			\$89,495	\$0	
Landscape Hourly:					
Hourly Weeding	Landscape Maint	1413	\$8,100	\$0	HOA Capped Cost
Landscape Replacement	Landscape Maint	1444	\$3,000	\$0	Estimate
Common Area Maintenance	Landscape Maint	1464	\$2,180	\$0	Estimate
Sprinkler Repairs	Landscape Maint	1402	\$4,275	\$0	Estimate
SUB-TOTAL Landscape Hourly			\$17,555	\$0	
Common Area Snow Removal	Snow Removal	1408/ 1443	\$17,920	\$0	Estimate
TOTAL Landscape/Snow Removal			\$124,970	\$0	
Tree Mtce/Treatment					
Tree Removal, PCH treatment	Landscape Maint	1403	\$6,300	\$0	Estimate
Tree Insecticide Treatment	Landscape Maint	1415	\$3,822	\$0	Estimate
TOTAL Tree Mtce/Treatment			\$10,122	\$0	
Reserve Fund Re-Investment	Reserve Fund	4108	\$12,120	\$0	From Study
Weber Basin Water Bill	Landscape Maint	1448	\$6,715	\$0	WBWCD Contract
ADMIN/ETC:					
HOA Registration	HOA Registration	1449	\$175	\$0	Anticipated
Utah Corporation Registration	Utah Corporation Registration	1450	\$10	\$0	YTD Actual
HOTG Liability Insurance	Liability Insurance	1406	\$1,050	\$0	Anticipated
Legal Fees	Legal Fees	1451	\$3,000	\$0	YTD Actual
Master HOA Bills	Hampton Owners Assoc	1452	\$425	\$0	YTD Actual
CPA Prep of Taxes	WRPM	1410	\$407	\$0	YTD Actual
WRPM Fee	WRPM	7652	\$5,400	\$0	Contract Actual
WRPM Printing/Mailing Fee	WRPM	1454	\$500	\$0	YTD Actual
Misc	Misc Costs	1455	\$1,000	\$0	YTD Actual
Reserve Study	Misc Costs	5704	\$750	\$0	Anticipated
TOTAL Admin/Etc			\$12,717	\$0	
Total Operational Budget			\$166,644	\$0	

\$4000 Contract Minimum

Dues Increase		
Current		2.8%
\$ 316.00	\$	325.00
\$ 3,792.00	\$	3,900.00
\$ 159,264.00	\$	163,800.00

Income (HOA Approved) Budget	163800
Short-fall	
Over/Under	(\$2,844.00)
	\$0.00

- Notes:
1. Added WBWCD HOA annual based on contract

2027 payable in Dec 2026
2. Increased WRPM printing/ mailing fees based on contractor 1099 prep/ submittal and increased owner mailing requirements

Assessment per year Increase 5%
3. WRPM Fee - \$475

\$25/mo Estimated

2026 HOTG Homeowners Budget						
Description	Example	2025 Owner Approved Budget	2025 Actual Cost (YTD Actual Plus Anticipated)	2026 Estimated Budget	% Increase	Comment
Landscape Contract	Mow, Trim, Prune, Fertilize, Detention Basin, Spring/Fall Activities	\$91,595	\$91,595	\$95,195	3.9%	Based on preliminary bids
Landscape Hourly	Sprinkler Maintenance, Common Area Repairs, Plant Replacement	\$11,765	\$14,561	\$11,855	0.8%	
Common Area Snow Removal	Snow removal and Snow Melt in Common Areas/Sidewalks	\$17,920	\$13,513	\$17,920	0.0%	
Tree Maintenance and Treatment	Tree Trimming/Removal, Insecticide Treatments	\$10,122	\$8,589	\$10,122	0.0%	
Weber Basin Water Bill	Annual Secondary Water Cost for 7 Acre Landscaped Area	\$6,047	\$6,047	\$6,715	11.0%	2027 payable in Nov 2026 (\$6715)
Reserve Contribution	Reserve for Capital Costs: erosion repair, irrigation system, wind damage, tree replacement	\$11,640	\$12,000	\$12,120	4.1%	Based on current Reserve Study
Admin Fees	Legal, Management, CPA, Insurance, Reserve Study, Printing, MISC	\$12,717	\$9,972	\$12,717	0.0%	
TOTAL BUDGET		\$161,806	\$156,277	\$166,644	3.0%	
Dues (HOA Approved)		\$159,264	\$159,264	\$163,800	2.8%	
Shortfall/Surplus		\$2,542	\$2,987	\$2,844		

Proposed Fee Increase			
Current		3.0%	
\$	316.00	\$	325.48
\$	3,792.00	\$	3,905.76
\$	159,264.00	\$	164,041.92

HOA Approved Budget - 3%	
Monthly	\$ 325.00
Annual	\$ 3,900.00
HOA Annual Income(2.8% #####)	

Notes:

1. Landscaping Costs \$ 3,600.00 Based on preliminary bids (\$95,195)
2. Weber Basin Water \$ 668.00 2027 payable in Nov 2026 (\$6715)
3. Reserve Fund \$ 480.00 Based on current Reserve Study (\$12,120)

Reserve Study Items

Item	Cost	Useful Life	Remaining Useful Life	Cost / Year
Signs	\$3,500	15	6	\$233.33
Vinyl Fencing	\$53,000	30	15	\$1,766.67
Bench	\$2,250	15	3	\$150.00
Street Light	\$6,500	20	5	\$325.00
Bark - Partial Replacement	\$3,500	1	0	\$3,500.00
Plant & Shrub - Partial Replacement	\$2,250	1	0	\$2,250.00
Landscape & Irrigatiion System - Renova	\$45,000	20	11	\$2,250.00
Irrigation System Updates	\$7,500	99	2	\$75.76
Tree Replacement 2025	\$6,500	99	0	\$65.66
Tree Replacement 2026	\$6,500	99	1	\$65.66
Reserve Study Items - Sub-Total	\$136,500			\$10,682.07
Utility Lateral Repair	\$4,500	20	5	\$225.00
Insurance Deductible	\$1,500	1	0	\$1,500.00
10% Owner Default	\$13,650	20	0	\$682.50
TOTAL	\$156,150			\$13,090
As of 2025 Budget Prep				

2025 Expected Reserve Expenses

Item	GL Code	Cost		
Sprinkler Repair/Replacement (Updates)	1402	\$0		
Plant & Shrub Replacement	1444	\$2,250		
Tree Replacement 2025	1444	\$6,500		
Bark Replacement	1445	\$8,500	\$4.5k deferred	\$4.0k expended
		\$17,250		

Ideal Reserve Requirements (Study) **\$81,558.00** As of 1 Jan 25
 Account status: \$55,555.81 As of 1 Jan 25
 As of 31 OCT 25
 \$65,559.88 80% update each mo

As of 31 OCT 25
 AFCU Account Balance
 Savings #####
 Checking ##### Includes PrePaid Dues

TOTAL CASH ON HAND #####

Planned Exp
No
No
No
No
Yes
Yes
No
Yes
Yes
No
No
No

Reserve Allocation (2024 Reserve Study)			
Current		Recommended	
Monthly	Annual	Monthly	Annual
\$ 970.00	\$ 11,640.00	\$ 1,010.00	\$ 12,120.00
Increased		\$40	
Apr-25			

Income for 2024								
Checking Account								
Major Categories	Balance	Jan	Feb	Mar	Apr	May	Jun	Jul
Income								
Assessment Income		13650	13650	13650	13650	13650	13650	13650
Misc Income		0	0	0	0	0	0	0
Del Fees		0	0	0	0	0	0	0
Total Income		13650	13650	13650	13650	13650	13650	13650
Prepaid Assessment:	0.00	13650	27300	40950	54600	68250	81900	95550

Aug	Sep	Oct	Nov	Dec	Total	Yr Assmt	Remaining
13650	13650	13650	13650	13650	163800		
0	0	0	0	0	0		
0	0	0	0	0	0		
13650	13650	13650	13650	13650	163800		
109200	122850	136500	150150	163800			

2026 Landscape Budget														
2026 MV Contract Estimate	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Calculation
Task														
Monthly Landscape														
Mowing 1401	0	0	0	5700	7600	7600	9500	7600	7600	5700	0	0	51300	\$1900 per week @ 27 weeks using MV contract
Weeding 1413	0	0	0	0	6500	0	600	500	500	0	0	0	8100	Owner capped at \$8100
Sub-Total	0	0	0	5700	14100	7600	10100	8100	8100	5700	0	0		
													sub-total	59400
Seasonal Landscape														
Fertilization 1404	0	0	0	0	2700	2700	0	0	2700	2700	0	0	10800	\$2600 per app x 4 added 4%
Grub Control 1414	0	0	0	0	2700	0		0	0	0	0	0	2700	Once at \$2600 and one spot application of \$200 - added 4%
Insecticide Treatment 1415	0	0	0	3822	0	0	0	0	0	0	0	0	3822	A Plus estimate OS estimate - added 4%
Aeration 1416	0	0	0	1275	0	0	0	0	0	0	0	0	1275	2023 OS Contract Price \$3400 plus \$75 dump
Pruning 1st 1446	0	0	0	0	0	0	0	0	0	0	0	0	0	0 fee added 4%
Pruning 2nd 1447	0	0	0	0	0	0	0	0	3500	0	0	0	3500	Owner deleted
Spring Cleanup 1407	0	0	0	0	2000	0	0	0	0	0	0	0	2000	2023 OS Contract price - \$2000 plus \$75 dump fee - added 4%
Landscape Replacement 1444	0	0	0	0	0	3000	0	0	0	0	0	0	3000	Owner approved limit
Fall Cleanup 1419	0	0	0	0	0	0	0	0	0	2600	0	0	2600	2023 OS Contract price - \$2000 plus \$75 dump fee - added 4%
Leaf Cleanup 1419	0	0	0	0	0	0	0	0	0	2600	0	0	2600	2023 OS Contract price - \$2000 plus \$75 dump fee - added 4%
Detention Basin Cleanup 1462	0	0	0	0	800	0	0	0	0	800	0	0	1600	2 labors x \$50/hr X 8 hours - twice
Tree Removal 1403	0	0	0	0	0	6300	0	0	0	0	0	0	6300	Owner approved limit
Sub-Total	0	0	0	5097	8200	12000	0	0	6200	8700	0	0		
													sub-total	40197
Sprinkler Maintenance														
Irrigation Startup 1440	0	0	0	1300	0	0	0	0	0	0	0	0	1300	2025 MV Contract price
Irrigation Shut down 1441	0	0	0	0	0	0	0	0	0	1300	0	0	1300	2025 MV Contract price

Sprinkler Audit/Filter																	
Cleaning 1442	0	0	0	1524	1524	1524	1524	1524	900	0	0	0	8520	2025 MV Actual cost			
Sub-Total	0	0	0	2824	1524	1524	1524	1524	900	1300	0	0					
sub-total													11120				

														\$65 per hour - estimate 42 lots x 1.25 hours per season x 7 months (no materials) -
Sprinkler Repairs 1402	0	0	0	507	507	507	507	507	507	507	0	0	3549	added 4% added 4% to estimate
Materials 1402	0	0	0	104	104	104	104	104	104	102	0	0	726	of \$100
Sub-Total	0	0	0	611	611	611	611	611	611	609	0	0	4275	
													sub-total	4275

														2026 prices \$550 - 2 to 4 inches; \$600 - 4.1 to 6 inches; \$700 - 6+ inches
Snow Removal 1408	4400	1650	1100	0	0	0	0	0	0	0	1650	4400	13200	
														\$20 per bag estimate
Ice Melt 1443	1600	500	0	0	0	0	0	0	0	0	500	1600	4200	10 bags per push
Fire Hydrant Clearing	130	130	0	0	0	0	0	0	0	0	130	130	520	
Sub-Total	6130	2280	1100	0	0	0	0	0	0	0	2280	6130	17920	
Common Area Repairs 1464														
Material	0	0	0	0	0	250	250	70	50	0	0	0	620	
Labor	0	0	0	0	0	585	585	260	130	0	0	0	1560	
Total	0	0	0	0	0	835	835	330	180	0	0	0	2180	
Total	6130	2280	1100	14232	24435	22570	13070	10565	15991	16309	2280	6130	135092	
Cumulative	6130	8410	9510	23742	48177	70747	83817	94382	110373	126682	128962	135092		

Notes:

1. MV 2025 labor rate -
\$65 general and
sprinkler repairs

2. Minimum snow
removal rate is based
on MV snow removal
on contract - Item 14

Nov - Mar minimum charge is \$4000
Clear all sidewalks \$500 per 2-4 in, \$600 per 4-6 in, \$700 per 6+ in
Ice Melt is charged at \$20 per bag
Added 5 fire hydrant snow removals at \$200 each - Dec - Apr

3. Mowing calculated
from 15 Apr to 15 Oct -
27 weeks

Apr - 3	May - 4	Jun - 4	Jul - 5
mow	mow	mow	mow
Aug - 4	Sep - 4	Oct - 3	
mow	mow	mow	

MV Landscape 2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Task									
Monthly Landscape									
Mowing		0	0	0	0	0	0	0	0
Weeding		0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0
Seasonal Landscape									
Fertilization		0	0	0	0	0	0	0	0
Grub Control		0	0	0	0	0	0	0	0
Insecticide Treatment		0	0	0	0	0	0	0	0
Aeration		0	0	0	0	0	0	0	0
Pruning 1st		0	0	0	0	0	0	0	0
Pruning 2nd		0	0	0	0	0	0	0	0
Spring Cleanup		0	0	0	0	0	0	0	0
Flowers & Shrubs		0	0	0	0	0	0	0	0
Fall Cleanup		0	0	0	0	0	0	0	0
Leaf Cleanup		0	0	0	0	0	0	0	0
Detention Basin Cleanup		0	0	0	0	0	0	0	0
Tree Removal		0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0
Sprinkler Maintenance									
Irrigation Startup		0	0	0	0	0	0	0	0

Irrigation Shut down	0	0	0	0	0	0	0	0	0
Sprinkler Audit/Filter Cleani	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Sprinkler Repairs

Labor	0	0	0	0	0	0	0	0	0
Materials	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Snow Removal	0	0	0	0	0	0	0	0	0
Ice Melt	0	0	0	0	0	0	0	0	0
Other Contractor	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Common Area Repairs

Material	0	0	0	0	0	0	0	0	0
Labor	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Landscape Total	0	0	0	0	0	0	0	0	0
Cummulative	0	0	0	0	0	0	0	0	0

Notes:

Old School Invoice

A Plus Invoice

Notes: Snow removal for Dec covered in Jan billing.

Oct	Nov	Dec	Total	Calculation
				\$1900 per week for 27
0	0	0	0	0 weeks (MV)
0	0	0	0	0 \$65/HR
0	0	0	0	0
		sub-total	0	0
0	0	0	0	0 \$2600 per app x 5
				Once at typical
				fertilization price and
				one spot application of
0	0	0	0	0 \$200
0	0	0	0	0 Once @ \$1100 swag
0	0	0	0	0 Old School Price
				2023 OS Contract Price
				\$3400 plus \$75 dump
0	0	0	0	0 fee
				2023 OS Contract Price
				\$3400 plus \$75 dump
0	0	0	0	0 fee
				2023 OS Contract price
				- \$2000 plus \$75 dump
0	0	0	0	0 fee
				Calculated using
				separate estimating
				worksheet - carried
				over from last two
0	0	0	0	0 years due to drought
				2023 OS Contract price
				- \$2000 plus \$75 dump
0	0	0	0	0 fee
				2023 OS Contract price
				- \$2000 plus \$75 dump
0	0	0	0	0 fee
0	0	0	0	0
				Used \$1500 per tree
0	0	0	0	0 removal
0	0	0	0	0
		sub-total	0	0
0	0	0	0	0

			Used \$1125 Bues 2021
0	0	0	0 price adding 10%
			Used \$625 Beus 2021
0	0	0	0 price adding 10%
			\$137.5 per walk
			through x 14 per
0	0	0	0 season

			\$60.5 per hour -
			estimate 42 lots x 2
			hours per season (no
			materials) - used Beus
			2021 proposed price
0	0	0	0 plus 10%
			Estimate 200 per
			month until we can
			assess the history of
0	0	0	0 actuals
0	0	0	0
		sub-total	

0	0	0	0
			2021 prices \$357.5 - 2
			to 4 inches; \$462 - 4 to
			7 inches; \$577.5 - 8 to
			10 inches (estimate 6
0	0	0	0 pushes at 2 - 4 inches)
			\$20 per 50 lb bag
			estimate 5 bags per
0	0	0	0 push (6 estimated)
0	0	0	0
		sub-total	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

2026 Admin Budget

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
WRPM PM 7652	450	450	450	450	450	450	450	450	450	450	450	450	5400
WRPM Printing/Mailing 1454	0	0	75	0	150	0	75	0	0	200	0	0	500
Liability Ins 1406	0	0	0	0	0	0	0	0	0	0	0	1050	1050
WBWCD Bill 1448	0	0	0	0	0	0	0	0	0	0	0	6715	6715
Utah Corp Fee 1450	0	10	0	0	0	0	0	0	0	0	0	0	10
HOA Reg Fee 1449	0	0	0	0	0	0	0	0	0	0	175	0	175
CPA - Taxes 1410	0	0	0	0	407	0	0	0	0	0	0	0	407
Legal Fee 1451	0	0	0	0	0	1500	0	0	0	1500	0	0	3000
Master HOA Bill 1452	0	0	0	0	425	0	0	0	0	0	0	0	425
Misc 1455	0	0	250	0	0	250	0	0	250	0	0	250	1000
Reserve Study	0	0	0	0	0	0	0	0	0	750	0	0	750
SubTotal	450	460	775	450	1432	2200	525	450	700	2900	625	8465	19432
Reserve Investment 4108	1010	1010	1010	1010	1010	1010	1010	1010	1010	1010	1010	1010	12120
Total	1460	1470	1785	1460	2442	3210	1535	1460	1710	3910	1635	9475	31552

Increases:

WRPM Mailing fee is \$1.25 per page

WBWCD increase is due to secondary water metering for HOA as one account - due 1 Jan

Projected WBWCD rate increase is 58% rate increase over 4 years - calculated 25% first year, 11% remaining 3 years - 20

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Task												
WRPM Prop Mgt	0	0	0	0	0	0	0	0	0	0	0	0
WRPM Admin	0	0	0	0	0	0	0	0	0	0	0	0
Liability Ins	0	0	0	0	0	0	0	0	0	0	0	0
WBWD	0	0	0	0	0	0	0	0	0	0	0	0
Utah Corp Fee	0	0	0	0	0	0	0	0	0	0	0	0
HOA Reg Fee	0	0	0	0	0	0	0	0	0	0	0	0
CPA - Taxes	0	0	0	0	0	0	0	0	0	0	0	0
Master HOA Bills	0	0	0	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Study	0	0	0	0	0	0	0	0	0	0	0	0
SubTotal	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Reinvestmei	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Cummulative	0	0	0	0	0	0	0	0	0	0	0	0

WBWCD - Weber Basin Water Conservancy District

Misc cost is for summer social, reimbursements, and condolences

Liability insurance HOTG at \$947

Master HOA covers 45% of liability insurance (\$413)

Total

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0 Total N4-N13

0 Total B13-M13

Cash Flow Projection for 2026									
Major Categories	Checking Account Balance - Dec 31 2025 (\$XXXXXX)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Income									
Assessment Income		\$13,272	\$13,272	\$13,272	\$13,272	\$13,272	\$13,272	\$13,272	\$13,272
Misc Income		\$6	\$6	\$6	\$6	\$6	\$6	\$3	\$3
Late Fees		\$25	\$50	\$0	\$0	\$0	\$0	\$0	\$0
Total Income		\$13,303	\$13,328	\$13,278	\$13,278	\$13,278	\$13,278	\$13,275	\$13,275
Cummulative Income (Starting Bal)	\$20,000	\$33,303	\$46,631	\$59,909	\$73,187	\$86,465	\$99,744	\$113,019	\$126,294
Expenses									
Landscape		4,000	4,000	500	18,000	24,435	22,570	13,070	10,565
Admin		450	460	775	450	1,432	2,200	525	450
Reserve Reimbursement		1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010
Total Expenses		5,460	5,470	2,285	19,460	26,877	25,780	14,605	12,025
Cummulative Expense		5,460	10,930	13,215	32,675	59,552	85,332	99,937	111,962
Cash Flow		27,843	35,701	46,694	40,512	26,913	14,412	13,082	14,332
Reference 2023 Expense Flow		\$3,549	\$3,283	\$2,990	\$6,654	\$7,935	\$12,230	\$13,872	\$1,420

Notes

1. Calculated assessment income at \$3300 per year per owner
2. Reserve investment is covered as an expense as the funds are not to be used for annual expenses

3. Assumed \$20,000 in checking
account to start year

Sep	Oct	Nov	Dec	Total
\$13,272	\$13,272	\$13,272	\$13,272	\$159,264
\$3	\$2	\$2	\$2	\$50
\$25	\$0	\$0	\$25	\$125
\$13,300	\$13,274	\$13,274	\$13,299	\$159,314
\$139,594	\$152,867	\$166,141	\$179,439	

15,991	13,500	4,000	4,000	134,631	
700	2,900	625	8,465	19,432	
1,010	1,010	1,010	1,010	12,120	
17,701	17,410	5,635	13,475	166,183	166,183
129,663	147,073	152,708	166,183		
9,931	5,794	13,433	13,256		
\$22,315	\$10,976	\$16,325	\$2,675.00	<u>\$104,224.00</u>	

Represents forecast

Represents actual

