

RESOLUTION NO. 2025-10

**A RESOLUTION ADOPTING THE TENTATIVE 2026 BUDGET
FOR SERVICE AREA #3**

PREAMBLE

WHEREAS, Summit County Service Area #3 (“SCSA#3”) is a Utah special district charged with providing water, road, and trail services to residents within the Silver Creek Estates Subdivision in Utah; and

WHEREAS, each fall, SCSA#3 is required to adopt a tentative budget for the upcoming fiscal year; and

WHEREAS, SCSA#3 prepared a budget for the upcoming fiscal year and desires to adopt it as its Tentative 2026 Budget.

NOW, THEREFORE, BE IT RESOLVED as follows effective immediately:

1. The attached budget is hereby adopted as SCSA#3’s tentative budget for the 2026 fiscal year.
2. A public hearing shall be held on Tuesday, December 9, 2025 starting at 6:00 p.m. at the Mountain Life Church, 7375 Silver Creek Drive, Park City, UT 84098, to receive public comments thereon, pursuant to Utah Code Ann. § 17B-1-610.
3. Notice of the public hearing is posted pursuant to Utah Code Ann. § 17B-1-609.
4. A copy of this tentative budget shall be made available to the public and posted to the Service Area’s website for a period of at least seven (7) days before the public hearing pursuant to Utah Code Ann. § 17B-1-608.

ADOPTED AND APPROVED by majority vote at a duly called meeting of the Board of Trustees on November 18, 2025.

[Execution on following page]

SUMMIT COUNTY SERVICE AREA#3

By: 
Scott Witkin, Board Chair

ATTEST:

Signed by:

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Karri Taix, Board Clerk

VOTING

Trustee Ball voting	<u>absent.</u>
Trustee Blum voting	<u>yes</u>
Trustee Olson voting	<u>yes</u>
Trustee Parisi voting	<u>yes</u>
Trustee Price voting	<u>yes</u>
Trustee Taix voting	<u>yes</u>
Trustee Witkin voting	<u>yes</u>

Summit County Service Area #3
Draft Budget
FY 2026

	0.000810		0.000856			
Revenue:	FY 2024 Actual	Budget FY 2025	FY 2025 Actual to date	FY 2026 Tentative		Notes
Taxes						
3110 Property taxes - current	\$ 606,398	\$ 600,000	\$ 12,343	\$ 590,311	-2%	Property values dropped in 2025 - \$689,615,469 / 2024 - \$715,911,031
3120 Property taxes - prior years	18,917	10,000	18,588	10,000	0%	Prior years taxes collected
3170 Fee in lieu of property tax	22,503	5,000	7,338	7,500	50%	Taxes on vehicle registrations
3171 Interest and penalties taxes	598	250	3,932	250	0%	Interest on past due property taxes
Total Taxes	648,416	615,250	42,201	608,061	-1%	
Intergovernmental revenue						
3356 Class B road allotment	154,331	135,000	50,617	140,000	4%	State funds "gas tax" Will increase slightly with latest road improvements
Total Intergovernmental revenue	154,331	135,000	50,617	140,000	4%	
Charges for services						
3430 Construction service fees	117,283	85,000	184,420	85,000	0%	Construction Permits
3431 Roads maintenance fees	16,175	8,000	3,247	8,000	0%	Resident fee for maintaining roads
3432 Roads transfer fees	1,644	2,000	-	1,000	-50%	Transferring deposit fees
3433 Road Inspection Fees	2,525	2,500	2,750	2,500	0%	Pre/post inspections
Total Charges for services	137,627	97,500	190,417	96,500	-1%	
Interest						
3610 Interest income	76,821	60,000	55,964	60,000	0%	PTIF
Total Interest	76,821	60,000	55,964	60,000	0%	
Miscellaneous revenue						
3615 Miscellaneous non-operating income	53,182	-	-	-	0%	Deposit forfeitures
3690 Sundry revenue	-	400	38	100	-75%	Miscellaneous revenues
Total Miscellaneous revenue	53,182	400	38	100	-75%	
Contributions and transfers						
3810 Appropriated use of fund balance	-	-	-	-	0%	EOY use of cash savings to augment revenues
Total Contributions and transfers	-	-	-	-	0%	
Total Revenue:	1,070,377	908,150	339,237	904,661	-0.4%	
Expenditures						
Payroll						
4400 Staff Payroll	121,050	91,788	72,775	94,542	3%	3% COLA
4403 Payroll Fees	1,131	1,200	982	1,236	3%	ADP payroll fees
4410 Benefits + Payroll Taxes	21,323	49,300	39,719	50,779	3%	URS, SS, Med, fed, state ~25% of payroll
Total Payroll	143,504	142,288	113,476	146,557	3%	
Professional Fees						
4326 Legal fees- Roads*	18,866	10,000	22,306	10,000	0%	* Will Update COA for 2026. Partial recoding 2025
4327 Legal fees - General*	38,114	25,000	50,236	25,000	0%	* Will Update COA for 2026. Partial recoding 2025
4330 Professional fees	85	1,700	1,650	1,700	0%	
4331 Accounting Fees	11,797	14,000	12,700	16,000	14%	Includes \$6550 Larson and Co -Audit.
4332 Engineering fees	7,263	12,000	6,220	8,000	-33%	
4800 Training	143	2,500	-	2,500	0%	
Total Professional Fees	76,268	65,200	93,112	63,200	-3%	
Office Expenses						
4212 Membership and subscriptions	463	460	723	460	0%	UASD
4220 Public notice	-	300	-	300	0%	
4225 Bank fees	4,428	1,500	2,727	2,500	67%	Need to adjust for Xpress Bill Pay and Payment Tech to Water fund
4238 Computer/Technology Equipment	975	2,500	80	2,000	-20%	
4239 Software	2,145	4,000	2,124	4,500	13%	
4240 Office supplies and expenses	10,089	4,000	612	2,000	-50%	
4240.1 Newsletter	-	-	64	-	0%	
4243 Board Meeting	303	400	-	400	0%	Board meeting expenses
4245 Postage	46	100	75	150	50%	
4850 Rent	8,250	10,000	8,250	10,000	0%	
Total Office Expenses	26,699	23,260	14,655	22,310	-4%	
Maintenance & Repairs						
4250 Snow Removal	99,575	130,000	27,413	130,000	0%	
4251 Road maintenance	159,617	200,000	193,331	200,000	0%	
4252 Trail Maintenance	405	30,000	1,902	30,000	0%	Saving for bigger project
4333 Road manager fees	37,143	37,500	29,250	37,500	0%	
Total Maintenance & Repairs	296,740	397,500	251,896	397,500	0%	
Utilities						
4268 Internet Office	205	300	-	-	-100%	
4269 Phone	800	350	247	300	-14%	
4270 Electric Office	651	1,000	49	500	-50%	
Total Utilities	1,656	1,650	296	800	-52%	
Capital Outlay						
4651 Trails Capital Outlay - Approved Project	70,649	-	-	-	0%	
4740 Capital Outlay	90,503	-	-	-	0%	Road overlays
Total Capital Outlay	161,152	-	-	-	0%	

Other General Administration

4334 Other general administration	110	-	-	-	0%
4510 Insurance	4,360	5,000	4,180	5,000	0%
4999 Other General Administrative Expenses	-	1,400	141	1,400	0%
Total Other General Administration	4,470	6,400	4,321	6,400	0%

Transfers out

4941 Transfers to Capital Projects	139,250	271,852	-	267,894	-1%	EOY
4951 Transfers out						
4990 Budgeted increase in fund balance						
Total Transfers out	139,250	271,852	-	267,894	-1%	

Total Expenditures	849,739	908,150	477,756	904,661	-0.4%	
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Surplus	\$ 220,638	\$ -	\$ (138,519)	\$ 0	0%	Update as tax revenue is received Transfer surplus to capital reserve. Snow and Capital Roads
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CAPITAL PROJECTS

Revenue:	FY 2024 Actual	Budget FY 2025	Y 2025 Actual to da	FY 2026 Tentative		
3800 Transfer from General Fund	\$ 139,250	\$ 271,852	\$ -	\$ 267,894	-1%	EOY
3900 Appropriated fund balance	-	-	-	-		
Total Transfers and Fund Balance	139,250	271,852	-	267,894	-1%	

Capital Projects:

Reserves	139,250	271,852	-	267,894		
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Surplus	\$ -	\$ -	\$ -	\$ -	-	
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Summit County Service Area #3
Draft Water Budget
FY 2026

Revenue:	FY 2024 Actual	Budget FY 2025	FY 2025 Actual to date	FY 2026 Tentative		Notes
WATER FUND						
Operating income						
	FY 2024 Actual	Budget FY 2025	FY 2025 Actual to date	FY 2026 Tentative		
5110 Water standby fees	27,110	11,900	-	11,900	0%	Billed end of year
5111 Well standby fees	-	6,000	-	6,000	0%	Billed end of year
5140 Water service fees	443,066	360,000	431,106	420,000	17%	Monthly connection service
5142 Hydrant water fees	26,290	10,000	1,708	1,500	-85%	
5240 Water rights assessments	27,122	35,000	395	35,000	0%	Billed end of year
5310 Connection fees	77,740	20,000	18,000	20,000	0%	
5315 Inspection Fees	75	-	999	1,200	####	
5317 Water Evaluation Fee	4,000	-	12,000	-	0%	Pass through charges
5410 Late penalties and fees	9,775	1,000	3,496	1,000	0%	Changed Pelorus code recently to correct the distribution of penalties
5490 Other operating income	109	10,000	17,036	10,000	0%	Property Transfers/billing, non compliant fee, private beacon
5491 Parts & Equipment Sales	16,818	5,000	-	-	-100%	All meters compliant
5510 Water Transfer Fee	6,000	5,000	37,125	5,000	0%	Transfer water account fees
5510 Appropriated fund balance	-	45,667	-	-	-100%	EOY Amount of savings used to balance budget if negative
Total Operating income* (Billing through 10/2	638,105	509,567	521,865	511,600		
Operating expense						
	FY 2024 Actual	Budget FY 2025	FY 2025 Actual to date	FY 2026 Tentative		
Payroll						
4400 Staff Payroll	121,050	91,788	72,775	94,542	3%	COLA
6403 Payroll Fees	1,134	1,200	982	1,236	3%	COLA
6410 Benefit + Payroll Taxes	13,973	49,300	41,216	50,779	3%	COLA
Total Payroll	136,157	142,288	114,973	146,557	3%	
Professional Fees						
6332 Water operator services	37,770	37,500	29,250	37,500	0%	
6333 Professional fees	765	1,700	-	1,700	0%	
6333.1 Accounting Fees	19,588	20,000	12,604	20,000	0%	Accountant contract services along with annual audit fee
6334 Water Engineering Fees Capital*	-	-	-	-	0%	Water Infrastructure Capital Reimbursable
6335 Water Engineering Maintenance	10,227	8,000	3,223	8,000	0%	Water study engineering firm
6336 Water Engineering Projects*	24,040	-	4,740	-	0%	Water Infrastructure Capital Reimbursable
6800 Training	2,226	2,500	2,433	4,500	80%	
Total Professional Fees	94,616	69,700	52,250	71,700	3%	
Legal Fees						
6327 Water General Legal Fees*	16,967	7,500	2,000	7,500	0%	Will Update COA for 2026. Partial recoding 2025
6330 Well System Legal Fees*	2,821	15,000	12,621	15,000	0%	Will Update COA for 2026. Partial recoding 2025
6331 Water System Legal Fees*	26,633	10,000	15,132	10,000	0%	Will Update COA for 2026. Partial recoding 2025
Total Legal Fees	46,421	32,500	29,753	32,500	0%	See legal summary breakdown
Utilities						
	FY 2024 Actual	Budget FY 2025	FY 2025 Actual to date	FY 2026 Tentative		
6270 Utilities	1,782	-	-	-	-	recoded
6271 Electric Office	-	1,000	-	-	-100%	recoded
6272 Electric Water System	21,820	20,000	15,240	20,000	0%	recoded in 2024. Previous coded to GF
6275 Phone Office	68	100	82	100	0%	recoded in 2024
6276 Water System Monitoring	9,914	8,500	2,287	8,500	0%	Water testing and beacon services
Total Utilities	33,584	29,600	17,609	28,600	-3%	
Office Expenses						
6211 Public notices	44	150	-	-	-100%	Public notice costs
6212 Association and subscriptions	1,103	3,200	736	1,500	-53%	Rural water UASD
6215 Bank fees	3,727	5,500	4,010	5,500	0%	Bank charges / Xpress bill pay, Payment tech for online and banking
6237 Office Supplies	282	-	-	-	-	recoded in 2024
6238 Computer/Technology Equipment	975	2,500	79	2,000	-20%	
6239 Software	5,360	2,500	3,853	4,500	80%	recoded in 2024
6240 Office supplies and expenses	766	1,000	698	1,000	0%	
6241 Newsletter	46	-	-	-	-	Discontinued
6242 Board meetings	257	450	26	450	0%	
6243 Postage	203	250	417	500	100%	
Total Office Expenses	12,763	15,550	9,819	15,450	-1%	
Repairs & Maintenance						
6250 Repairs and maintenance	134,209	125,000	106,591	125,000	0%	Water leaks, repairs
6250.01 Emergency Repairs and Maintenan	125,477	-	-	-	-	Greenfield Well and Silver Bullet
6253 Water tests	12,157	12,500	4,901	12,500	0%	Water samples, test, reading monitors
6254 Water rights assessments	7,176	7,000	6,047	7,000	0%	Annual billings for water assessments
6255 Parts & supplies purchases	10,598	5,000	19,098	5,000	0%	Parts and supplies for water fund
6334.1 HAL - Arsenic Study	-	-	1,630	-	-	
6334.2 HAL Fire flow	-	-	-	-	-	
6380 Meter relocation and replacement	9,778	5,000	3,299	2,500	-50%	
6381 Meter Relocation Fees - Refund	-	-	-	-	-	
6729 Parts & Equipment repairs	12,976	-	1,772	-	####	
6731 Water System - District Well	-	-	-	-	-	
6732 Water System - Greenfield Well	942	1,000	14,400	1,000	0%	repairs and maintenance (capital savings)
6733 Water System - Infrastructure	-	7,000	2,700	5,000	-29%	
6734 Water System - SA3 Water Rights	-	3,500	-	3,500	0%	
6736 Silver Bullet Water Tank Repairs	-	-	-	-	-	Accounted for in Emergency Repairs?
6739 New Water Tank Project 2025	11,476	-	1,450	-	-	Reimbursable Part of Capital Project with State Loan

6744 Fire Flow Improvements Project (reim)	94,908	-	-	-	-	Reimbursable Part of Capital Project with State Loan
Total Repairs & Maintenance	419,697	166,000	161,888	161,500	-3%	

	FY 2023 Actual	Budget FY 2024	FY 2025 Actual to date	FY 2025 Final	
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Other General Administration						
6510 Insurance & bond payment	4,361	15,000	4,181	15,000	0%	
6520 Depreciation expense	66,229	-	-	-	-	
6600 Rent	7,500	9,000	8,250	9,000	0%	
6730 Capital outlay	-	25,000	30,000	25,000	0%	\$30,000 Easement Payment
6850 Water Rights - Capital Outlay	-	5,000	-	5,000	0%	
6901 Interest expense	2,620	-	-	-	-	
6950 Reserves	-	49,429	-	40,793	-17%	
6999 Other Water Administration	393	500	2,184	500	0%	
Total Other General Administration	81,103	103,929	44,615	95,293	-8%	
Total Operating expense	824,341	559,567	430,907	551,600	-1%	
Non-operating income (Expense)						
5492 Non Compliant well fee*	-	-	-	-	-	
5501 Property tax liens	-	-	-	-	-	
5610 Interest income	39,342	50,000	25,868	40,000	-20%	
5615 Non-operating Income	80,642	-	-	-	-	
5810 Transfers in/resaves	-	-	-	-	-	
Total Non-operating income	119,984	50,000	25,868	40,000	-20%	
Total Income or Expense	(66,252)	-	116,826	0	-	EOY Adjustments, depreciation, capital reserve