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Village Green at the Valley Club HOA, Inc.

09/27/25

Balance Sheet

Accrual Basis

As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1- DL Evans Bank - Oper Acct	448,905.44
2- DL Evans Bank - Capital Acct	114,512.75
3- DL Evans Bank - Road Account	321,669.88
5- DL Evans Bank - Capital CD	102,502.25
Total Checking/Savings	987,590.32
Accounts Receivable	
Accounts Receivable	52,533.79
Total Accounts Receivable	52,533.79
Total Current Assets	1,040,124.11
TOTAL ASSETS	1,040,124.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
New Construction Deposits	23,000.00
Total Other Current Liabilities	23,000.00
Total Current Liabilities	23,000.00
Total Liabilities	23,000.00
Equity	
Capital Reserve Fund	750.00
Retained Earnings	779,428.71
Net Income	236,945.40
Total Equity	1,017,124.11
TOTAL LIABILITIES & EQUITY	1,040,124.11

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Accrual Basis

Village Green at the Valley Club HOA, Inc.
Profit & Loss Budget vs. Actual
January through March 2025

	Jan - Mar 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1-Operating Assessment	269,183.40	371,341.00	-102,157.60
Finance Charges	236.17		
Total Income	269,419.57	371,341.00	-101,921.43
Gross Profit	269,419.57	371,341.00	-101,921.43
Expense			
Administrative			
Annual PO Box Rent	0.00	170.00	-170.00
Bank Service Charges	0.00	24.00	-24.00
Mailings (Certified)	0.00	100.00	-100.00
Meetings Conference Room Rental	174.84	1,000.00	-825.16
Misc. Admin Fees -Bank Supplies	78.85	230.00	-151.15
Total Administrative	253.69	1,524.00	-1,270.31
Insurance Expense			
American Hallmark -Com.Umbrella	0.00	4,000.00	-4,000.00
American Hallmark -Commercial	0.00	15,500.00	-15,500.00
Total Insurance Expense	0.00	19,500.00	-19,500.00
LANDSCAPING			
0. Landscaping Contingency	0.00	15,000.00	-15,000.00
1. AGAVE			
Hiawatha Canal Company	303.50		
Mowing	0.00	6,000.00	-6,000.00
Property Maintenance	0.00	9,500.00	-9,500.00
Total 1. AGAVE	303.50	15,500.00	-15,196.50
2. STREAMSIDE			
1. Irrigation-Jolley Irrigation	0.00	35,000.00	-35,000.00
2. Common Area Maintenance			
01.Spring Clean Up	0.00	2,710.00	-2,710.00
02.Mowing Street Scape & Soccer	0.00	12,190.00	-12,190.00
03.Mowing Natural Area	0.00	17,100.00	-17,100.00
04.Fall Aerations	0.00	900.00	-900.00
05.Fall Clean Up	0.00	2,400.00	-2,400.00
06.Fertilization - Street Trees	0.00	1,500.00	-1,500.00
07.Fertilization - Street & Soc	0.00	4,680.00	-4,680.00
08.Weed Control - Street	0.00	7,410.00	-7,410.00
09.Weed Control - Natural Area	0.00	16,770.00	-16,770.00
10. Weed Control Tree Wells	0.00	3,380.00	-3,380.00
13.Tree Weevil Control	0.00	1,950.00	-1,950.00
14.Pine Borer Control	0.00	1,950.00	-1,950.00
17.Water Feature - Start Up	0.00	1,600.00	-1,600.00
18.Pond Clarity & Algae Control	0.00	7,200.00	-7,200.00
19.Water Feature - Fall Winter	300.00	530.00	-230.00
20.Garden Detail-Street Islands	0.00	2,400.00	-2,400.00
21.Water Feature Maintenance	0.00	1,800.00	-1,800.00
Total 2. Common Area Maintenance	300.00	86,470.00	-86,170.00
3. PARCEL J			
1. Mow Natural Area North	0.00	3,780.00	-3,780.00
2. Mow Natural Area South	0.00	900.00	-900.00
3. Fertilize Trees Natural Area	0.00	350.00	-350.00
4. Weed Control Natural Area	0.00	5,460.00	-5,460.00
Total 3. PARCEL J	0.00	10,490.00	-10,490.00
Tree Maintenance	245.00		
Total 2. STREAMSIDE	545.00	131,960.00	-131,415.00
Landscaping	-82.50		
Total LANDSCAPING	766.00	162,460.00	-161,694.00
Professional Fees			
Tax Preparation	3,236.00	1,000.00	2,236.00
Legal Services			
Matter ID 11030-001 General	1,041.78	7,000.00	-5,958.22
Total Legal Services	1,041.78	7,000.00	-5,958.22

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Accrual Basis

Village Green at the Valley Club HOA, Inc.

Profit & Loss Budget vs. Actual

January through March 2025

	Jan - Mar 25	Budget	\$ Over Budget
Association Management	4,950.00	29,700.00	-24,750.00
Other Miscellaneous			
Water District 37	303.96		
Other Miscellaneous - Other	0.00	1,000.00	-1,000.00
Total Other Miscellaneous	303.96	1,000.00	-696.04
Sewer System Inspections-Weekly	2,518.98	9,000.00	-6,481.02
Sewer System Maintenance	4,114.12	8,550.00	-4,435.88
Website Management	375.00	5,000.00	-4,625.00
Total Professional Fees	16,539.84	61,250.00	-44,710.16
Snow Removal			
Agave Roads	2,844.00	5,000.00	-2,156.00
Streamside Roads	6,586.00	10,000.00	-3,414.00
Total Snow Removal	9,430.00	15,000.00	-5,570.00
Utilities			
Cox Communications	346.50	1,200.00	-853.50
Idaho Power			
Account # 2203791013-Irrigation	187.09	500.00	-312.91
Account # 2203879719 - 101 Pond	62.73	6,000.00	-5,937.27
Account # 2205009059 - Septic	258.08	500.00	-241.92
Account # 2205477199 - Agave	57.40	500.00	-442.60
Account # 2206605210 - 201 Pond	87.89	6,000.00	-5,912.11
Total Idaho Power	653.19	13,500.00	-12,846.81
Total Utilities	999.69	14,700.00	-13,700.31
VCI Shared Maintenance	7,864.16	20,000.00	-12,135.84
VCOA - Shared Maintenance			
Domestic Water System	0.00	1,500.00	-1,500.00
Valley Club Common Areas	0.00	10,000.00	-10,000.00
Valley Club Road	0.00	10,000.00	-10,000.00
VCOA - Shared Road Maintenance	0.00	0.00	0.00
Total VCOA - Shared Maintenance	0.00	21,500.00	-21,500.00
Total Expense	35,853.38	315,934.00	-280,080.62
Net Ordinary Income	233,566.19	55,407.00	178,159.19
Other Income/Expense			
Other Income			
Interest Income	3,454.21		
Total Other Income	3,454.21		
Other Expense			
CAPITAL RESERVE FUNDS Account	0.00	26,000.00	-26,000.00
Design Review Fees			
JCA - Jay Cone Architecture	75.00		
Total Design Review Fees	75.00		
Total Other Expense	75.00	26,000.00	-25,925.00
Net Other Income	3,379.21	-26,000.00	29,379.21
Net Income	236,945.40	29,407.00	207,538.40