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Village Green at the Valley Club HOA, Inc.

09/27/25

Balance Sheet

Accrual Basis

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1- DL Evans Bank - Oper Acct	132,116.48
2- DL Evans Bank - Capital Acct	85,439.57
3- DL Evans Bank - Road Account	59,064.72
5- DL Evans Bank - Capital CD	102,502.25
6- DL Evans - AGAVE - Op. Acct.	20,484.21
7- DL Evans - AGAVE - Cap. Res.	13,914.45
8- Treasury Bills	546,884.61
Total Checking/Savings	960,406.29
Accounts Receivable	
Accounts Receivable	17,671.97
Total Accounts Receivable	17,671.97
Total Current Assets	978,078.26
TOTAL ASSETS	978,078.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-2,711.10
Total Accounts Payable	-2,711.10
Other Current Liabilities	
New Construction Deposits	23,000.00
Total Other Current Liabilities	23,000.00
Total Current Liabilities	20,288.90
Total Liabilities	20,288.90
Equity	
Capital Reserve Fund	750.00
Retained Earnings	779,428.71
Net Income	177,610.65
Total Equity	957,789.36
TOTAL LIABILITIES & EQUITY	978,078.26

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Accrual Basis

Village Green at the Valley Club HOA, Inc.

Profit & Loss Budget vs. Actual

April through June 2025

	Apr - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1-Operating Assessment	50,846.08	0.00	50,846.08
Finance Charges	229.28		
Total Income	51,075.36	0.00	51,075.36
Gross Profit	51,075.36	0.00	51,075.36
Expense			
Administrative			
Annual PO Box Rent	188.00	0.00	188.00
Bank Service Charges	10.00	0.00	10.00
Mailings (Certified)	9.68	0.00	9.68
Meetings Conference Room Rental	0.00	0.00	0.00
Misc. Admin Fees -Bank Supplies	0.00	0.00	0.00
Total Administrative	207.68	0.00	207.68
Insurance Expense			
American Hallmark -Com.Umbrella	0.00	0.00	0.00
American Hallmark -Commercial	3,768.80	0.00	3,768.80
Total Insurance Expense	3,768.80	0.00	3,768.80
LANDSCAPING			
0. Landscaping Contingency	0.00	0.00	0.00
1. AGAVE			
Hiawatha Canal Company	303.50		
Mowing	0.00	0.00	0.00
Property Maintenance	0.00	0.00	0.00
Total 1. AGAVE	303.50	0.00	303.50
2. STREAMSIDE			
1. Irrigation-Jolley Irrigation			
1. Spring Activation	1,245.94		
2. Weekly Water Management	420.00		
4. Irrigation Repairs	6,889.99		
1. Irrigation-Jolley Irrigation - Other	0.00	0.00	0.00
Total 1. Irrigation-Jolley Irrigation	8,535.93	0.00	8,535.93
2. Common Area Maintenance			
01.Spring Clean Up	3,750.00	0.00	3,750.00
02.Mowing Street Scape & Soccer	0.00	0.00	0.00
03.Mowing Natural Area	0.00	0.00	0.00
04.Fall Aerations	0.00	0.00	0.00
05.Fall Clean Up	0.00	0.00	0.00
06.Fertilization - Street Trees	0.00	0.00	0.00
07.Fertilization - Street & Soc	0.00	0.00	0.00
08.Weed Control - Street	0.00	0.00	0.00
09.Weed Control - Natural Area	0.00	0.00	0.00
10. Weed Control Tree Wells	0.00	0.00	0.00
13.Tree Weevil Control	0.00	0.00	0.00
14.Pine Borer Control	0.00	0.00	0.00
17.Water Feature - Start Up	0.00	0.00	0.00
18.Pond Clarity & Algae Control	0.00	0.00	0.00
19.Water Feature - Fall Winter	0.00	0.00	0.00
20.Garden Detail-Street Islands	0.00	0.00	0.00
21.Water Feature Maintenance	0.00	0.00	0.00
Total 2. Common Area Maintenance	3,750.00	0.00	3,750.00
3. PARCEL J			
1. Mow Natural Area North	0.00	0.00	0.00
2. Mow Natural Area South	0.00	0.00	0.00
3. Fertilize Trees Natural Area	0.00	0.00	0.00
4. Weed Control Natural Area	0.00	0.00	0.00
Total 3. PARCEL J	0.00	0.00	0.00
Total 2. STREAMSIDE	12,285.93	0.00	12,285.93
Total LANDSCAPING	12,589.43	0.00	12,589.43
Professional Fees			
Tax Preparation	0.00	0.00	0.00

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

	Apr - Jun 25	Budget	\$ Over Budget
Legal Services			
Matter ID 11030-001 General	995.00	0.00	995.00
Total Legal Services	995.00	0.00	995.00
Association Management	7,425.00	0.00	7,425.00
Other Miscellaneous	0.00	0.00	0.00
Sewer System Inspections-Weekly	2,143.98	0.00	2,143.98
Sewer System Maintenance	3,047.50	0.00	3,047.50
Website Management	375.00	0.00	375.00
Total Professional Fees	13,986.48	0.00	13,986.48
Snow Removal			
Agave Roads	0.00	0.00	0.00
Streamside Roads	0.00	0.00	0.00
Total Snow Removal	0.00	0.00	0.00
Utilities			
Cox Communications	462.00	0.00	462.00
Idaho Power			
Account # 2203791013-Irrigation	136.40	0.00	136.40
Account # 2203879719 - 101 Pond	1,243.81	0.00	1,243.81
Account # 2205009059 - Septic	123.43	0.00	123.43
Account # 2205477199 - Agave	50.65	0.00	50.65
Account # 2206605210 - 201 Pond	894.52	0.00	894.52
Total Idaho Power	2,448.81	0.00	2,448.81
Total Utilities	2,910.81	0.00	2,910.81
VCI Shared Maintenance	4,167.74	0.00	4,167.74
VCOA - Shared Maintenance			
Domestic Water System	9,357.37	0.00	9,357.37
Valley Club Common Areas	15,664.74	0.00	15,664.74
Valley Club Road	0.00	0.00	0.00
VCOA - Shared Road Maintenance	0.00	0.00	0.00
Total VCOA - Shared Maintenance	25,022.11	0.00	25,022.11
Total Expense	62,653.05	0.00	62,653.05
Net Ordinary Income	-11,577.69	0.00	-11,577.69
Other Income/Expense			
Other Income			
ADRC Fee	250.00		
Interest Income	3,809.76		
Interest Income - Agave	183.18		
Total Other Income	4,242.94		
Other Expense			
CAPITAL RESERVE FUNDS Account			
Agave - Exterior Painting	52,000.00		
CAPITAL RESERVE FUNDS Account - Other	0.00	0.00	0.00
Total CAPITAL RESERVE FUNDS Account	52,000.00	0.00	52,000.00
Total Other Expense	52,000.00	0.00	52,000.00
Net Other Income	-47,757.06	0.00	-47,757.06
Net Income	-59,334.75	0.00	-59,334.75