

VILLAGE GREEN VALLEY CLUB HOMEOWNERS ASSOCIATION
2026 APPROVED BUDGET

ITEM DESCRIPTION	2026 APPROVED BUDGET		
	PROPOSED	Streamside	Agave
	2026 BUDGET	78.18%	21.82%
	COMBINED	Class A & B	Class C
INCOME			
Owner - Operating Assessments	\$ 309,300.00	\$ 257,300.00	\$ 52,000.00
Interest Income - Operations	\$ 1,000.00	\$ 1,000.00	\$ -
Special Assessments - Operations	\$ -	\$ -	\$ -
ADRC Fees	\$ 1,000.00	\$ 1,000.00	\$ -
Finance Charges & Late Fees	\$ 250.00	\$ -	\$ 250.00
Owner - Reimbursements	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 311,550.00	\$ 259,300.00	\$ 52,250.00
EXPENSES			
ADMINISTRATIVE			
Post Office Box Rental	\$ 190.00	\$ 148.54	\$ 41.46
Meetings and Conferences	\$ 600.00	\$ 469.08	\$ 130.92
Mailings (Certified)	\$ 100.00	\$ 78.18	\$ 21.82
Miscellaneous Admin Fees Supplies (Bank Supplies)	\$ 200.00	\$ 156.36	\$ 43.64
Bank Service Charges	\$ 24.00	\$ 18.76	\$ 5.24
TOTAL ADMINISTRATIVE	\$ 1,114.00	\$ 870.93	\$ 243.07
INSURANCE			
Commercial Umbrella/Director Officer	\$ 4,000.00	\$ 3,127.20	\$ 872.80
Commercial Insurance - (25% Streamside - 75% Agave)	FN1 \$ 15,500.00	\$ 3,875.00	\$ 11,625.00
TOTAL INSURANCE	\$ 19,500.00	\$ 7,002.20	\$ 12,497.80
PROFESSIONAL & MANAGEMENT			
Tax Preparation	\$ 5,000.00	\$ 3,909.00	\$ 1,091.00
Legal Services	\$ 5,000.00	\$ 3,909.00	\$ 1,091.00
Association Management	\$ 29,700.00	\$ 23,219.46	\$ 6,480.54
Website Management	\$ -	\$ -	\$ -
Other: ADRC - Paid Architects	\$ 1,000.00	\$ 1,000.00	\$ -
TOTAL PROFESSIONAL & MANAGEMENT	\$ 40,700.00	\$ 32,037.46	\$ 8,662.54
LANDSCAPE MAINTENANCE/REPAIR			
STREAMSIDE - Irrigation - Jolly Irrigation			
* Spring Activation	\$ 1,500.00	\$ 1,500.00	
* Weekly Water Management	\$ 2,000.00	\$ 2,000.00	
* Winterization	\$ 1,250.00	\$ 1,250.00	
* Irrigation Repairs and Maintenance (Time & Materials)	\$ 27,500.00	\$ 27,500.00	
STREAMSIDE - Common Areas- Webb Landscaping			
* Spring Clean Up	\$ 2,310.00	\$ 2,310.00	
* Spring Clean Up Beds	\$ 400.00	\$ 400.00	
* Bi-Weekly Bed Detail & Spring Compost/Street Island	\$ 2,700.00	\$ 2,700.00	
* Fall Bed Winterization	\$ 230.00	\$ 230.00	
* Mowing - Street Scape & Soccer Field	\$ 12,880.00	\$ 12,880.00	
* Mowing - Natural Area	\$ 17,100.00	\$ 17,100.00	
* Fall Aerations - Street Scape & Soccer Field	\$ 900.00	\$ 900.00	
* Fall Clean Up	\$ 2,400.00	\$ 2,400.00	
* Fertilization - Street Trees and Common Areas	\$ 1,500.00	\$ 1,500.00	
*Fertilization - Street Scape & Soccer Field	\$ 6,180.00	\$ 6,180.00	
* Weed Control - Spring Lawn & Feed : Street	Included Above	\$ -	
* Weed Control - Natural Areas	\$ 16,770.00	\$ 16,770.00	
* Weed Control and Nutrient Package	\$ 7,410.00	\$ 7,410.00	
* Weed Control - Tree Wells/Gravel Paths	\$ 3,380.00	\$ 3,380.00	
* Insect Control - Organic Tree (HOA Recommendation)	TBD Contingency	\$ -	
* Tree Scale Control - (HOA Recommendation)	TBD Contingency	\$ -	
* Tree Weevil Control -	\$ 1,950.00	\$ 1,950.00	
* Pine Borer Control - 3 times	\$ 1,950.00	\$ 1,950.00	
* Arbor Maintenance - Prune Deciduous Trees (HOA Recon)	TBD Contingency	* \$ -	
* Arbor Maintenance - Prune Evergreen Trees (HOA Recon)	TBD Contingency	\$ -	
* Water Feature Maintenance - Spring Start-Up	\$ 1,600.00	\$ 1,600.00	
* Pond Clarity Maintenance/Algea Control	\$ 9,960.00	\$ 9,960.00	
* Water Feature Maintenance - Irrigation Algae Control	\$ 1,800.00	\$ 1,800.00	
* Water Feature Fall Winterization	\$ 300.00	\$ 300.00	
* Landscape Contingency/ Misc./Tree Maint./Compost	\$ 5,000.00	\$ 5,000.00	
<i>Fixed Contract \$112,780</i>			
PARCEL J Maintenance & Tree Maintenance			

* Mow Natural Area - North Area -	\$ 4,350.00	\$ 4,350.00	
* Mow Natural Area - South Area -	\$ 900.00	\$ 900.00	
* Fertilize Trees in Natural Common Area	\$ 350.00	\$ 350.00	
* Natural Area Weed Control	\$ 5,460.00	\$ 5,460.00	
* Insect Control 3 Organic applications	TBD Contingency	\$ -	
AGAVE - Common Areas (Class C ONLY)			
* Mowing	\$ 8,500.00	\$ -	\$ 8,500.00
* Irrigation/Prop. Maint./Hiawatha Canal	\$ 4,750.00	\$ -	\$ 4,750.00
* Property Maintenance - Fertilize/Insect Control/Weeds	\$ 4,000.00	\$ -	\$ 4,000.00
* Tree Maintenance - Tree/Shrub Pruning	\$ 3,000.00	\$ -	\$ 3,000.00
TOTAL LANDSCAPE MAINTENANCE & REPAIR	\$ 160,280.00	\$ 140,030.00	\$ 20,250.00
SNOW REMOVAL			
Streamside Roads	\$ 10,000.00	\$ 10,000.00	\$ -
Agave Road and Walks	\$ 5,000.00	\$ -	\$ 5,000.00
TOTAL SNOW REMOVAL	\$ 15,000.00	\$ 10,000.00	\$ 5,000.00
VCOA SHARED MAINTENANCE			
Valley Club Road - Snow?	\$ 10,000.00	\$ 10,000.00	\$ -
Domestic Water System	\$ 2,750.00	\$ 2,149.95	\$ 600.05
Valley Club Common Areas	\$ 6,500.00	\$ 6,500.00	\$ -
* Shared Road Maintenance	\$ -	\$ -	\$ -
VCI SHARED MAINTENANCE			
Common Area Maintenance	\$ 20,000.00	\$ 20,000.00	\$ -
TOTAL VCOA & VCI SHARED MAINTENANCE	\$ 39,250.00	\$ 38,649.95	\$ 600.05
SEWAGE SYSTEM - MAINTENANCE			
Weekly Sewer System Inspections & Servicing	\$ 9,500.00	\$ 7,427.10	\$ 2,072.90
Sewer Maintenance Contingency	\$ 10,000.00	\$ 7,818.00	\$ 2,182.00
TOTAL OTHER MAINTENANCE	\$ 19,500.00	\$ 15,245.10	\$ 4,254.90
UTILITIES			
Idaho Power - Center Water Features	\$ 6,000.00	\$ 6,000.00	\$ -
Idaho Power - Septic House	\$ 525.00	\$ 410.45	\$ 114.56
Idaho Power - Streamside Pump House	\$ 560.00	\$ 560.00	\$ -
Idaho Power - North Water Features	\$ 5,000.00	\$ 5,000.00	\$ -
Idaho Power - Agave Irrigation	\$ 350.00	\$ -	\$ 350.00
Cox Communications - Streamside Irrigation House	\$ 1,500.00	\$ 1,500.00	\$ -
TOTAL UTILITIES	\$ 13,935.00	\$ 13,470.45	\$ 464.56
TOTAL OPERATIONAL EXPENSES	\$ 309,279.00	\$ 257,306.08	\$ 51,972.92
NET OPERATIONAL INCOME	\$ 2,271.00	\$ 1,993.92	\$ 277.08
OTHER INCOME - CAPITAL RESERVE FUND			
Member Dues - Capital Reserves	\$ 306,000.00	\$ 301,000.00	\$ 5,000.00
Interest Income - Capital Reserves - Streamside	\$ 15,000.00	\$ 15,000.00	\$ -
Interest Income - Capital Reserves - Agave	\$ 350.00	\$ -	\$ 350.00
Special Assessments - Capital Reserves	\$ -	\$ -	\$ -
TOTAL INCOME - CAPITAL RESERVE	\$ 321,350.00	\$ 316,000.00	\$ 5,350.00
OTHER EXPENSES - CAPITAL RESERVE EXPENSES			
Irrigation System Improvements - Streamside	\$ 2,500.00	\$ 2,500.00	\$ -
Streamside Tree Install - Streets	\$ 1,000.00	\$ 1,000.00	\$ -
Exterior Painting - Agave	\$ -	\$ -	\$ -
New Construction House Numbers	\$ 350.00	\$ 350.00	\$ -
Sewage System Top Valves - 3 Need Replacing	\$ 15,000.00	\$ 11,727.00	\$ 3,273.00
VCOA - Road Work	\$ 660,000.00	\$ 660,000.00	\$ -
TOTAL OTHER EXPENSES - CAPITAL RESERVES	\$ 678,850.00	\$ 675,577.00	\$ 3,273.00
NET CAPITAL RESERVE INCOME	\$ (357,500.00)	\$ (359,577.00)	\$ 2,077.00
TOTAL NET OPERATING AND CAPITAL	\$ (355,229.00)	\$ (357,583.08)	\$ 2,354.08

2026 Assessment Calculations			
Streamside -- Class A & B -- 43 Members	43 Lots	Annual Each	3 Installments
Op &		\$6,472.09	\$2,157.36
CR Du	\$6,511.63	\$6,511.63	TBD
AGAVE HOMES			
Agave -- Class C -- 12 Members		Annual Each	3 Installments
1 Bedroom Units (6) 33.222%		\$3,156.09	\$1,052.03
2 Bedroom Units (6) 66.778%		\$6,343.91	\$2,114.64