

VILLAGE GREEN VALLEY CLUB HOMEOWNERS ASSOCIATION
2026 APPROVED BUDGET

			2026 APPROVED BUDGET		
			PROPOSED	Streamside	Agave
			2026 BUDGET	78.18%	21.82%
			COMBINED	Class A & B	Class C
INCOME	ITEM DESCRIPTION				
	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 Winterizaion		\$ 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/Algae 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 Improvments - 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			Annual Each	3 Installments
Agave -- Class C -- 12 Members				
1 Bedroom Units (6)	33.222%		\$3,156.09	\$1,052.03
2 Bedroom Units (6)	66.778%		\$6,343.91	\$2,114.64