

Village Green at the Valley Club Homeowners Association, Inc.

AKA - Streamside and Agave Place

January - December 2025 Budget

Approved December 18, 2024

			January - December 2025 Budget		
			TOTAL	Streamside	Agave
				78.18%	21.82%
				Class A & B	Class C
ADMINISTRATIVE	FN				
	Post Office Box Rental		\$170.00	\$133.00	\$36.00
	Meetings and Conferences		\$1,000.00	\$800.00	\$200.00
	Mailings (Certified)		\$100.00	\$75.00	\$25.00
	Miscellaneous Admin Fees (Bank Supplies)		\$230.00	\$180.00	\$50.00
	Bank Service Charges		\$25.00	\$20.00	\$5.00
INSURANCE					
	Commercial Umbrella/Director Officer		\$4,000.00	\$3,000.00	\$1,000.00
	Commercial Insurance - (25% Streamside - 75% Agave)	FN1	\$15,500.00	\$4,500.00	\$11,000.00
PROFESSIONAL & MANAGEMENT					
	Tax Preparation		\$1,000.00	\$775.00	\$225.00
	Legal Services		\$7,000.00	\$5,000.00	\$2,000.00
	Association Management		\$29,700.00	\$23,220.00	\$6,480.00
	Website Management		\$5,000.00	\$3,910.00	\$1,090.00
	Other:		\$1,000.00	\$800.00	\$200.00
LANDSCAPE MAINTENANCE/REPAIR					
	STREAMSIDE - Irrigation		\$35,000.00	\$35,000.00	
	* Spring Activation				
	* Weekly Water Management				
	* Winterization				
	* Irrigation Repairs and Maintenance (Time & Materials)		TBD	TBD	
	TOTAL - Fixed Costs \$2,925.00				
	STREAMSIDE - Common Areas <i>(Based on 2025 Contract)</i>			\$101,470.00	
	* Spring Clean Up		\$2,310.00		
	* Spring Clean Up Beds		\$400.00		
	* Bi-Weekly Bed Detail & Spring Compost		\$2,400.00		
	* Fall Bed Winterizaion		\$230.00		
	* Mowing - Street Scape & Soccer Field		\$12,190.00		
	* Mowing - Natural Area		\$17,100.00		
	* Fall Aerations - Street Scape & Soccer Field		\$900.00		
	* Fall Clean Up		\$2,400.00		
	* Fertilization - Street Trees and Common Areas		\$1,500.00		
	*Fertilization - Street Scape & Soccer Field		\$4,680.00		
	* Weed Control - Spring Lawn & Feed : (ASK WEBB)				
	* Weed Control - Natural Areas		\$16,770.00		
	* Weed Control and Nutrient Package		\$7,410.00		
	* Weed Control - Tree Wells -		\$3,380.00		
	* Insect Control - Organic Tree (HOA Recommendation)				
	* Tree Scale Control - (HOA Recommendation)				
	* Tree Weevil Control -		\$1,950.00		
	* Pine Borer Control - 3 times		\$1,950.00		
	* Arbor Maintenance - Prune Deciduous Trees (HOA Recon)				
	* Arbor Maintenance - Prune Evergreen Trees (HOA Recon)				
	* Water Feature Maintenance - Spring Start-Up		\$1,600.00		
	* Pond Clarity Maintenance		\$7,200.00		
	* Water Feature Maintenance - Algae Control		\$1,800.00		
	* Water Feature Fall Wiinterization		\$300.00		
	* Landscaping Contingency		\$15,000.00		
	TOTAL - Streamside Fixed Costs \$101,470.00				
	PARCEL J Maintenance & Tree Maintenance			\$10,490.00	
	* Mow Natural Area - North Area -		\$3,780.00		
	* Mow Natural Area - South Area -		\$900.00		
	* Fertilize Trees in Natural Common Area		\$350.00		
	* Natural Area Weed Control		\$5,460.00		
	* Insect Control 3 Organic applications				
	TOTAL - Parcel J Fixed Costs \$10,490.00				
	AGAVE - Common Areas (Class C ONLY)				
	* Mowing		\$6,000.00		\$6,000.00

	* Irrigation and Property Maintenance		\$8,000.00		\$8,000.00
	* Property Maintenance		\$1,500.00		\$1,500.00
	TOTAL - Agave \$ 15,500.00				
SNOW REMOVAL					
	Streamside Roads		\$10,000.00	\$10,000.00	
	Agave Road and Walks		\$5,000.00		\$5,000.00
VCOA SHARED MAINTENANCE					
	Valley Club Road		\$10,000.00	\$10,000.00	
	Domestic Water System		\$1,500.00	\$1,000.00	\$500.00
	Valley Club Common Areas		\$10,000.00	\$10,000.00	
	* Shared Road Maintenece		\$156,658.00	\$156,658.00	
VCI SHARED MAINTENANCE					
	Common Area Maintenance		\$20,000.00	\$20,000.00	
OTHER MAINTENANCE					
	Weekly Sewer System Inspections		\$9,000.00	\$7,000.00	\$2,000.00
	** Misc - Operating Maintenance Contingency		\$8,550.00	\$5,133.00	\$3,417.00
UTILITIES					
	Idaho Power - Center Water Features		\$6,000.00	\$6,000.00	
	Idaho Power - Septic House		\$500.00	\$400.00	\$100.00
	Idaho Power - Streamside Pump House		\$500.00	\$500.00	
	Idaho Power - North Water Features		\$6,000.00	\$6,000.00	
	Idaho Power - Agave Irrigation		\$500.00		\$500.00
	Cox Communications - Streamside Irrigation House		\$1,200.00	\$1,200.00	
CAPITAL RESERVE FUND					
	Capital Reserve Fund		\$26,000.00	\$21,000.00	\$5,000.00
TOTALS			\$456,394.00	\$444,264.00	\$54,328.00

2022 Assessment Calculations					
			TOTAL	Annual Each	3 Installments
Streamside -- Class A & B -- 43 Members			\$444,264.00	\$10,331.72	TBD
AGAVE HOMES			TOTAL	Annual Each	Quarterly Each
Agave -- Class C -- 12 Members			\$53,140.00		
	1 Bedroom Units	\$54,328.00 x 33.222%	\$18,048.85	\$3,008.15	\$752.04
	2 Bedroom Units	\$54,328.00 x 66.778%	\$36,279.16	\$6,046.53	\$1,511.64

FN1 -- Roughly 75% of Commercial Insurance represents Agave Structures.