

# THVI 2025 BUDGET INFORMATIONAL MEETING

SEPTEMBER 18, 2024

## SUMMARY

**PURPOSE:** This meeting was held to provide an opportunity for THVI residents to understand, discuss, and provide input to the Board on the 2025 TH VI Budget and Dues proposal. The 2025 budget and dues proposal will be voted on by the Board, at the October 16, 2024 meeting.

**ATTENDANCE:** All Board members were in attendance either in person or by Zoom. There were 10 residents attending the meeting.

The following is a summary of the topics listed on the agenda. **Both this summary and the pdf power point presentation will be on the website [gvth6hoa.com](http://gvth6hoa.com). Reference to several pages of the pdf is listed in this summary.**

**INTRODUCTION:** Mark Spence -Reviewed both the purpose of the meeting and the THVI Vision Statement. He introduced and explained the major items in the THVI 2025 budget (pdf pages 3-4)

- Between 70- 80% of the budget is the result of two items: Annual contribution to the HOA reserve fund (50%) and common area landscaping (25%)
- The HOA reserve fund supports road maintenance and asset maintenance and needs yearly contributions as part of the annual budget to fund appropriately.
- The 2025 budget recommends an increase in the landscape budget based on the recommendation of the landscape committee and desire of residents attending last fall's town hall to hire more maintenance work.

**THVI RESERVE STUDY:** Bill Stevenson To support the financing of THVI, Bill reviewed how HOAs are financed specifically; loans, special assessment on all residents and a reserve fund- (pdf pages 6-8). The most preferable of all is the reserve fund.

- Reserve fund: Allows for regular contributions from dues, opportunity to earn interest from long- term saving accounts and can be adjusted as part of the budget process. This is a long-standing tradition for THVI since the HOA development in state the late 1970s.
- The CC&Rs also state that the Reserve Fund should be funded by annual dues.
- Reserve Fund Perspective: Between 2016-2022 all THVI Roads were replaced and resealed at a cost of \$340,000. This was covered by the reserve fund. It avoided a

special assessment to all residents of \$3,700. This will need to be done again in 23 years.

- THVI-Conducted Reserve Study-2024-The company conducting the reserve funding believe: Road's funding should be 92% & Landscaping, erosion control and shed replacement at 8%. Roads replaced every 25 years. THVI homeowners team developed a different list of assumptions (pdf page 9).
- THVI Treasurer (Sandy Cooney) complied "Reserve Projections" (pdf page 10). We currently are funded at 32% with the long-term goal being fully funded by 2047 when the roads will need replacing. Funding projections need to be update regularly. Please note: the report of the "Reserve Study" and the "Reserve Funding Projection" are posted on the THVI website [gvth6hoa.com](http://gvth6hoa.com).

**BUDGET PROCESS**-Sandy Cooney-After consultation with Board executive committee and committee chairs regarding cost projections for next year's budget. The proposed budget was developed. The following are highlights of the 2025 budget (pdf pages 12-13).

- Most areas remained the same as 2024 year estimated actual expenses
- Second largest budget line item (after contribution to Reserve Fund) is Landscaping: increase in budget of 50 % for 2025 (based on 2024 year estimated actual expenses)
- Slight increase in insurance and website budget for 2025
- Dues: 2025 Budget total divided by 90 homes
- Goal is for 2025 dues to be no more than 20% above 2024 level
- Amount contributed to the Reserve Fund can be reduced from amount indicated in Reserve Projection to offset costs in other areas; *however, this will need to be made up in future years.*
- **The dues will increase by 20% in 2025 from \$375 (2024) to \$450.**

**PERSPECTIVE ON THVI DUES**-Mark Spence-As a follow up to questions at the last Board meeting regarding dues increases, Mark provided information obtained from Green Valley Council (GVC) on dues comparisons to other HOAs (pages 15- 17)

- Information is current as of April 2024
- Does not take onto account: hired management or landscape companies HOA owned facilities.
- Compared HOAs with private roads (38) belonging to the GVC
- THVI in the middle of 38 (page 16) at 2024 dues of \$375.

**QUESTIONS, COMMENTS, DISCUSSION**-Mark Spence

- Roads-some concerns were raised about the reserve funding for the roads with thoughts that the expenditures could be less if using different and less costly materials. Could this result in replacing the roads every 10 years?
  - Mark suggested that this be put on the agenda for the October meeting.
- Landscaping-there were several questions raised from residents about the increasing costs of landscaping and how those costs are broken down by M&C landscaping
  - Weight fees for the dump have increased but this is not the total bill
  - Costs for labor to pick up debris & transport to the dump are part of the fee THVI is charged.
  - Board member expressed need to be presented with an invoice with all stated costs before a check is written.
  - Erosion Control: Concern about the evaluating the effectiveness of ditches and retention ponds, spillways lined with rocks.... how, when & ongoing?
  - A resident on Del Monte would like clarification on who owns what on the property from behind her wall to the sidewalk....is it our common area or the Pima County.
- Bob Laux- Bachand and the committee will look into the concerns stated above and report back to the board.
- HOA Leader fees-a question was raised regarding this line item. Mark explained the fee of \$90-\$100 is for a subscription-based webinar service. The streaming service provides leadership training, consultation, instruction and education on a variety of topics related to HOA operations.

Mark thanked all in attendance.

Submitted by: Jackie Means Board Secretary

September 28, 2024

# THVI 2025 Budget and Dues Informational Meeting

September 18, 2024  
2:00 – 4:00 PM

# Agenda

Welcome and Introduction

Mark Spence  
*Board President*

TH VI Reserve Study (Spring 2024)

Bill Stephenson  
*Board Vice President*

2025 Proposed Budget and Dues

Sandy Cooney  
*Board Treasurer*

Perspective on TH VI Dues

Mark Spence

Audience Questions, Comments, and Discussion

Wrap-up and adjourn

Mark Spence

# Introduction

- THVI HOA Board will discuss and vote on 2025 Budget and Dues at the October 16, 2024, meeting
- This meeting is to provide an opportunity for TH VI residents to understand, discuss, and provide input to the Board on the 2025 TH VI Budget and Dues proposal.
- THVI Vision Statement: THVI strives to be a socially connected, effectively governed community with well-maintained homes, common areas, and streets that help support neighborhood property values.

# Introduction

- 70-80 % of each TH VI annual budget is accounted for by two items:
  - ❖ Annual contribution to the HOA Reserve fund (~50% of the budget)
  - ❖ Common area landscaping costs (~25% of the budget)
- HOA Reserve Fund
  - ❖ Supports road maintenance and resurfacing, erosion control, landscape equipment building replacement
  - ❖ Bill Stephenson will discuss details of 2024 Reserve Fund Study
- Common Area Landscape costs
  - ❖ Desire expressed at October 2024 Town Hall meeting for increased hired landscape maintenance work
  - ❖ 2025 increase - recommendation of Landscape Committee based on 2024 costs (debris removal and tree trimming)

# TH VI Reserve Study



# How do HOAs Finance Large, Infrequent Expenses?

- Loans
  - ❖ Least favorable – pay interest; long-term fixed annual obligation
  - ❖ Principal and interest payments come from member dues
- Special Assessment
  - ❖ Short-term, relatively high payment assessed from members, on top of regular dues
  - ❖ Must be approved by a vote of the HOA membership
- Reserve Fund
  - ❖ Best way to manage - regular contributions to long-term savings account as part of annual budget / regular dues
  - ❖ Saved money earns interest
  - ❖ Annual contributions can be adjusted as part of budget process
  - ❖ THVI CC&R's 3.6.2: to the greatest extent possible, the Reserve Fund shall be funded by annual dues, not special assessments.

# TH VI Reserve Fund Perspective

- In the 2016-2022 period, all TH VI roads were replaced and resealed
  - ❖ Total cost: \$340,000
  - ❖ Covered by Reserve Fund balance
  - ❖ If we didn't have a Reserve Fund, a Special Assessment of ~ \$3700 per homeowner would have been needed
- We've all experienced the benefit of earlier Boards' foresight!

# How Do You Determine how much you need in a Reserve Fund?

- Need to determine:
  - ❖ Current condition of asset (e.g., roads)
  - ❖ Remaining life of asset
  - ❖ Repair / maintenance cost and frequency for asset
  - ❖ Replacement cost and frequency for asset
  - ❖ Assumed rate of inflation
  - ❖ Assumed rate of return on saved funds
- Experienced professionals are available to conduct such a *Reserve Study*

# TH VI Reserve Study

- Conducted in early 2024
  - ❖ A team of TH VI homeowners worked with Capital Reserve Analysts (Chandler, AZ)
  - ❖ Team determined the assets covered by the Reserve Fund should include:
    - ✓ Roads (~92% of funds)
    - ✓ Common area erosion control projects & landscaping tool shed replacement (~8% of funds)
- Assumptions used:
  - ❖ Road replacement frequency: 30 years
  - ❖ Road resealing frequency: 4 years
  - ❖ Common area erosion repair frequency: 10 years
  - ❖ Landscaping shed replacement frequency: 30 years
  - ❖ Annual rate of inflation: 3%
  - ❖ Investment rate of return: 3%

# TH VI Reserve Projections

- TH VI Treasurer compiled 'Reserve Projection' spreadsheet based on the assumptions
  - ❖ Projected balance each year based on Reserve contribution, expenditures, and earnings
- 'Fully Funded Balance'
  - ❖ Amount that should be in the Reserve Fund at any point in time to be 'on track' for having the full amount needed for future expenses at the time they occur
  - ❖ 'Fully funded' level for 2024 in Reserve Projection: \$120,000
  - ❖ Current Reserve Fund balance: \$39,000; therefore, we are presently at 32% funded
  - ❖ Long term goal is to be near the 'fully funded' range when roads need to be replaced in 2047
- Interested in the details? The report of the Reserve Study and the Reserve Funding Projection are posted on the TH VI website

# 2025 Proposed Budget and Dues

# TH VI Budget Process

- TH VI Treasurer consulted Board members and Committee Chairs familiar with the various line items for 2025 estimate of needs
- Consulted with Board Executive Committee (President, Vice President, Secretary) to determine final balance in budget proposal
  - ❖ Most areas remained the same as 2024 YE estimated actual expenses
  - ❖ Second largest budget line item (after contribution to Reserve Fund) is Landscaping: increase in budget of ~30% for 2025 (based on 2024 YE estimated actual expenses)
  - ❖ Slight increase in insurance, website budget for 2025
  - ❖ Dues: 2025 Budget total divided by 90 homes
  - ❖ Goal is for 2025 dues to be no more than 20% above 2024 level
  - ❖ Amount contributed to the Reserve Fund can be reduced from amount indicated in Reserve Projection to offset costs in other areas; *however, this will need to be made up in future years*

# TH VI 2025 Budget and Dues Proposal

		2025 Budget	2024 Budget	2024 Est YE
Expenses				
Reserve Allocation	\$	24,521.74	18,957.00	24,898.27
Landscaping		12,300.00	8,200.00	12,104.78
Maintenance & Improvements		1,553.80	1,844.00	1,846.95
Insurance		2,760.00	2,350.00	2,610.00
Fees & Taxes		1,315.00	1,315.00	1,315.00
Professional Services		220.00	1,950.00	1,678.00
Storage		594.00	594.00	594.00
Website		380.00	225.00	-
Utilities		400.00	400.00	400.00
Office supplies & postage		809.00	680.00	799.45
Socials		300.00	300.00	300.00
Roads		-	-	-
Transfer from Paving Reserve		-	-	-
Total Expenses	\$	45,153.54	36,815.00	46,546.45

Dues:

\$450

\$375



# Perspective on TH VI Dues

# Local HOA Dues Information

- Obtained from GV Council in April 2024
- Based on HOA summary information provided to the GV Council by the Green Valley/Sahuarita Association of REALTORS®
- Subset of HOAs that have private roads (38 according to GV Council) used in comparison

➤ Not accounted for:

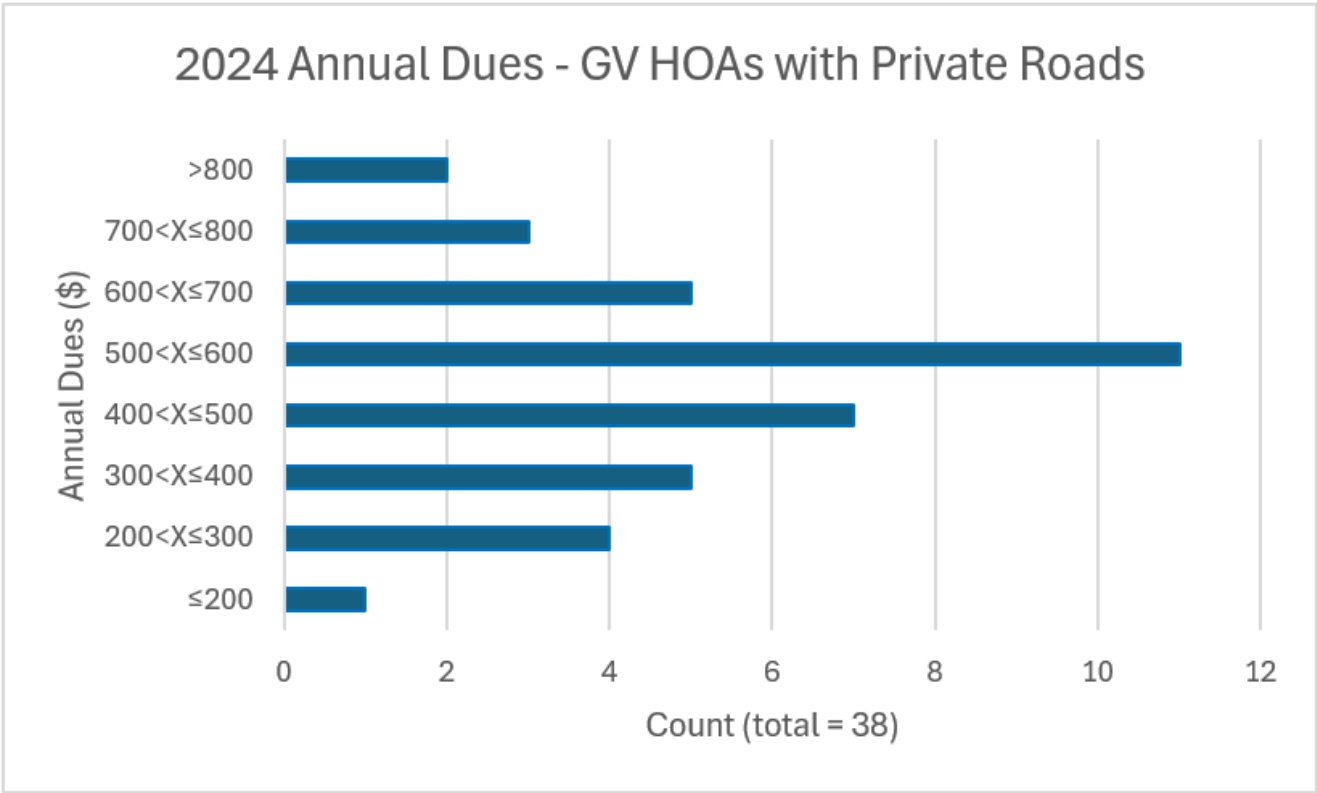
- ❖ Hired management companies
- ❖ Hired landscape management
- ❖ Pools, Clubhouses or other HOA-managed features

2024 (and prior) GREEN VALLEY and SAHUARITA HOMEOWNERS ASSOCIATIONS											
YEAR	ASSOCIATION/NEIGHBORHOOD NAME	CONTACT	PHONE	EMAIL	DUES	AGE	TRANS FEE	DISC/ENH ANCE FEE	ARCH INSP	Meeting Month	
	GREEN VALLEY										
n/a	ACRES I, II	NO ASSOCIATION	-	NO ASSOCIATION	-	-	-	-	-	n/a	
	CANOA CANYON ESTATES	Marcia Lickie	520-207-5584	m.lickie@cox.net	\$350/yr	55/18	-	\$25	No		
2024	CANOA ESTATES 2	Pat Edwards	520-393-8253	ce2hoa@canoaestates2.com	\$583/yr	55/18	-	\$195.00	No	FEB	
	Entity Name	Road Designation?									
	Canoa Estates II	P	508-246-3565	castarras@gmail.com	\$660/yr	55/18	\$275	\$50	Assemnt	Yes	FEB
	Canoa Hills Townhomes, Inc.	P	414-573-22193	chth.VP@gmail.com	\$625/yr	55/18	\$240	\$450	Yes	MAR	
	Canoa Ridge, Inc.	P	520-795-6500	helenb@stratfordmanagement.org	\$450/yr	55/18	\$125	\$140	No	FEB	
	Canoa Seca Estates I, Inc.	P	(520) 648-6730	info@cadden.com	\$18.50/yr	55/18	-	\$400	No		
	Canoa Seca Estates II	P	(520) 648-6730	info@cadden.com	\$481/yr	55/18	-	\$400	No		
	Canoa Vistas II, Inc.	P	(520) 648-6730	info@cadden.com	\$619/yr	55/18	-	\$400	No		
	Canoa Vistas Inc.	P	(520) 648-6730	info@cadden.com	\$324/yr	55/18	-	\$400	No		
	Casas De Abrego, Inc.	P	(520) 648-6730	info@cadden.com	\$629/yr	55/18	-	\$400	No		
	Clara Vista Del Valle, Inc.	P	(520) 648-6730	info@cadden.com	\$612/yr	55/18	-	\$400	No		
	Continental Vistas POA, Inc.	P	(520) 648-6730	info@cadden.com	\$612/yr	55/18	-	\$400	No		
	Country Club North	P	520-437-2218	n.pfefferkorn	\$571/yr	55/18	-	\$400	No	FEB	
	Country Club Vistas III, Inc.	P	360-904-9942	csegelections@gmail.com	\$710/yr	55/18	\$375	\$25	Yes	FEB	
	Desert Castles, Inc.	P	253-459-5967	celil.hoa@celil.com	\$583/yr	55/18	-	\$195	Yes	MAR	
	Desert Hills I Townhomes, Inc.	P	559-909-2577	kziliwera@stglobal.net	\$600/yr	55/18	\$100	-	Yes	JAN	
	Desert Hills II	P	508-246-3565	castarras@gmail.com	\$660/yr	55/18	\$275	-	Yes	FEB	
	Desert Hills III West	P	520-648-6730	info@cadden.com	\$198/qtr	55/18	50	\$400	No		
	Desert Hills VI, Inc.	P	920-889-4093	contact@casapaloma1.org	\$252/yr	55/18	\$200	\$200	Yes	FEB	
	Desert Ridge	P	520-561-8497	lar.Management	\$533	55/18	-	\$252+\$120	No	FEB	
	Encanto Estates	P	520-906-2932	nifer.Rainey	\$468/yr	-	\$100	-	No	MAR	
	Estates at Canoa Ranch	P	520-648-6730	info@cadden.com	\$483/480 qtr	55/18	-	\$400	No	FEB	
	Foothills Townhouses IV	P	586-242-6978	ilynn.Blasow	\$250/yr	55/18	-	-	No	FEB	
	Green Valley Desert Meadows Townhouses, Inc.	P	520-795-6500	helenb@stratfordmanagement.org	\$767.50/yr	-	\$1405	\$150	Yes	JAN	
	La Canada Desert Homes I	P	402-689-4197	Diana@tenthm.com	\$440/yr	55/18	\$240	-	Yes	FEB	
	La Canada Desert Homes III	P	520-625-6555	dcarson-premier@gmail.com	\$740/yr	55/18	\$150	\$150	Yes	APR	
	Madera Reserve	P	520-639-5822	ccv1gv@gmail.com	\$35/yr	55/18	\$70	-	Yes	JAN	
	Madera Shadows	P	214-641-1688	countryclubvisti2@gmail.com	\$30/yr	55/18	\$100	-	Yes	JAN	
	Madera Vista Townhouses Assn.	P	401-359-3399	melicia_p@hotmail.com	\$475/yr	55/18	-	\$400	No	FEB	
	San Ignacio Golf Estates	P	520-625-9055	sanitmgmt@cox.net	\$490	55/18	50	\$150	No	FEB	
	San Ignacio Heights	P	520-648-0670	dc_hoa_gres@yahoo.com	\$525/yr	55/18	\$400	-	No	FEB	
	San Ignacio Villas	P	520-623-2324	david@platinumonline.org	\$127/semi-ann	55/18	-	\$300	No	MAR	
	Soledad Homeowners Assn	P									
	Sunrise Pointe Vistas	P									
	The Greens at Santa Rita Springs	P									
	The Legends at Santa Rita Springs	P									
	The Links At Santa Rita Springs	P									
	The Springs at Santa Rita HOA, Inc.	P									
	Townhouse VI	P									

# HOA Dues Comparison

Yearly Dues for GV HOAs with private roads (38)

Min	Max	Mean	Median	Mode	#<\$375
184	1800	548	523	500	8



# HOAs with Dues of \$500 or Less

HOA	Dues (\$/yr)
Green Valley Desert Meadows Townhouses, Inc.	184
Madera Reserve	230
Desert Hills III West	240
Clara Vista Del Valle, Inc.	250
La Canada Desert Homes III	250
Sunrise Pointe Vistas	305
La Canada Desert Homes I	350
Desert Hills V, Inc.	360
<b>Townhouse VI</b>	<b>375</b>
Desert Hills I Townhomes, Inc.	400
Continental Vistas POA, Inc	440
San Ignacio Golf Estates	445
Casas De Abrego, Inc.	468
Country Club Vistas III, Inc.	475
Desert Hills VI, Inc.	500
Madera Shadows	500
Madera Vista Townhouses Assn.	500

Note: Townhouse IV dues: \$590/yr

# Questions, Comments, and Discussion

**Thank you for your participation!**

## Green Valley Townhouse VI Homeowners, Inc

**2025 Budget**

## Receipts and Expenses

	2025 Budget	2024 Budget	2024 Est YE 8/31/2024	2024 YTD Act 8/31/2024	2023 Budget	2023 Actual	2022 Budget	2022 Actual
<b>Receipts</b>								
Owner Dues	\$ 40,500.00	33,750.00	33,750.00	33,750.00	31,500.00	31,500.00	31,500.00	31,500.00
Transfer & Other Fees	1,560.00	2,310.00	1,980.00	1,320.00	1,400.00	3,640.00	1,200.00	680.00
Contributions for Landscaping	300.00	300.00	525.00	525.00	300.00	775.00	300.00	400.00
Interest - General & Reserve	2,793.54	455.00	1,459.77	912.30	537.00	561.55	6.00	17.22
Other (late fees)	-	-	35.00	35.00	-	-	-	-
Total Receipts	\$ 45,153.54	36,815.00	37,749.77	36,542.30	33,737.00	36,476.55	33,006.00	32,597.22
<b>Expenses</b>								
Reserve Allocation and Interest	\$ 24,521.74	18,957.00	24,898.27	24,537.66	20,007.00	20,271.96	20,006.00	20,012.09
Landscaping	12,300.00	8,200.00	12,104.78	6,804.78	7,800.00	8,458.41	7,089.00	6,068.54
Maintenance & Improvements	1,153.80	1,844.00	1,846.95	1,846.95	-	-	-	-
Insurance	2,760.00	2,350.00	2,429.00	-	2,050.00	2,310.00	1,800.00	2,032.00
Fees & Taxes	1,315.00	1,315.00	1,315.00	1,270.00	1,135.00	1,130.98	1,135.00	1,141.68
Professional Services	220.00	1,950.00	1,738.00	1,678.00	520.00	198.90	500.00	306.04
Storage	594.00	594.00	594.00	594.00	540.00	540.00	486.00	486.00
Website	380.00	225.00	-	-	225.00	359.97	450.00	228.23
Utilities	400.00	400.00	400.00	265.39	400.00	390.32	400.00	399.23
Office supplies & postage	809.00	680.00	799.45	134.96	650.00	822.40	390.00	533.40
Socials	700.00	300.00	300.00	99.95	250.00	236.09	250.00	273.46
Roads	-	-	-	-	160.00	-	500.00	1,024.65
Transfer from Paving Reserve	-	-	-	-	-	-	-	-
Total Expenses	\$ 45,153.54	36,815.00	46,425.45	37,231.69	33,737.00	34,719.03	33,006.00	32,505.32
Unbudgeted expenses:								
Alegria Project - Board appr 3/29/22							4,000.00	3,993.36
Revise governance docs - Board appr								
Erosion Trial - Board appr 1/25/23					500.00	116.74		
Net Increase (Decrease) in Equity	\$ -	-	(8,675.68)	(689.39)	(500.00)	1,640.78	(4,000.00)	(3,901.46)
<b>Reserve Activity</b>								
Beginning Balance	39,543.04	14,644.77	14,644.77	14,644.77	(5,627.19)	(5,627.19)	8,516.22	8,516.22
Reserve Allocation	22,420.00	18,957.00	24,000.00	24,000.00	20,007.00	20,271.96	20,006.00	20,012.09
Interest Earned	2,101.74		898.27	537.66				
Expenses Paid	-	-	-	-	-	-	(25,000.00)	(34,155.50)
Ending Balance	64,064.78	33,601.77	39,543.04	39,182.43	14,379.81	14,644.77	3,522.22	(5,627.19)
Annual Dues per household	450.00	375.00	375.00	375.00	350.00	350.00	350.00	350.00
Transfer fees per sale	390.00	330.00	330.00	330.00	280.00	280.00	240.00	240.00
Number of home sales	4.00	7.00	6.00	4.00	5.00	13.00	5.00	3.00

## Green Valley Townhouse VI Homeowners, Inc

**2025 Budget**

## Receipts and Expenses

	2025 Budget	2024 Budget	2024 Est YE	2024 YTD Act	2023 Budget	2023 Actual	2022 Budget	2022 Actual
Interest Income								
Money Market Acct - Reserve Fund	120.00	13.00	75.00	47.76	7.00	4.34	6.00	12.09
Reserve CDs	1,981.74	444.00	823.27	489.90	-	267.62	-	-
Money Market Acct - General Fund	204.00	11.00	155.00	86.36	10.00	10.81	-	5.13
General Fund CD	487.80	463.00	406.50	288.28	527.00	278.78		
Total Interest Income	<u>2,793.54</u>	<u>931.00</u>	<u>1,459.77</u>	<u>912.30</u>	<u>544.00</u>	<u>561.55</u>	<u>6.00</u>	<u>17.22</u>
Landscaping Detail								
Pickup/Haul away	9,600.00	6,500.00	9,750.00	5,750.00	5,500.00	6,480.00	4,350.00	4,940.00
Rocks/Gravel	400.00	400.00	-	-	500.00	440.32	-	418.05
Drainage Improvements	-	-	-	-	500.00	-	639.00	-
Tree Trimming/Removal	2,000.00	1,000.00	1,970.00	970.00	400.00	1,496.00	1,500.00	510.00
Equipment Repair/Replace	300.00	300.00	384.78	84.78	200.00	42.09	200.00	200.49
Plants	-	-	-	-	200.00	-	200.00	-
Banquet	-	-	-	-	200.00	-	200.00	-
Other	-	-	-	-	300.00	-	-	-
Landscaping Expenses	<u>12,300.00</u>	<u>8,200.00</u>	<u>12,104.78</u>	<u>6,804.78</u>	<u>7,800.00</u>	<u>8,458.41</u>	<u>7,089.00</u>	<u>6,068.54</u>
Addl approved spending:								
Erosion Control Trial - appr 1/25/23					500.00	116.74		
Alegria Drainage Imprv - appr 3/29/22							4,000.00	3,993.36
Total Lanscaping Expenses					<u>8,300.00</u>	<u>8,575.15</u>	<u>11,089.00</u>	<u>10,061.90</u>
Notes on Landscaping							Drainage Impr Adj to bal Bdg	
Maintenance & Improvements								
South trail handrails		800.00	1,000.00	1,000.00				
Street Signs	60.00	-	846.95	846.95				
Alegria barricade replacement		300.00	-	-				
Topacios wall brick repair		300.00	-	-				
Alegria drainage maintenance	100.00	100.00	-	-				
Tool Shed maintenance	500.00							
American Flag	130.00							
Other (incl bal plug)	363.80	344.00	-	-				
Maintenance & Improvements Total	<u>1,153.80</u>	<u>1,844.00</u>	<u>1,846.95</u>	<u>1,846.95</u>				



## Green Valley Townhouse VI Homeowners, Inc

**2025 Budget**

## Receipts and Expenses

	2025 Budget	2024 Budget	2024 Est YE	2024 YTD Act	2023 Budget	2023 Actual	2022 Budget	2022 Actual
Office supplies & postage								
YE Dues mailing	425.00	310.00	400.00	-	300.00	372.77	150.00	240.11
Home sale mailings	64.00	140.00	75.00	55.17	140.00	222.13	70.00	89.50
PO Box Rental	220.00	200.00	200.00	-	180.00	176.00	140.00	166.00
Governance doc mailings	-	-	-	-	-	-	-	-
Other misc	100.00	30.00	124.45	79.79	30.00	51.50	30.00	37.79
Total Office Supplies & Postage	<u>809.00</u>	<u>680.00</u>	<u>799.45</u>	<u>134.96</u>	<u>650.00</u>	<u>822.40</u>	<u>390.00</u>	<u>533.40</u>
							Incl \$25	
							Welcome Comm	
Fees & Taxes detail								
GV Council Dues	1,260.00	1,260.00	1,260.00	1,260.00	1,080.00	1,080.00	1,080.00	1,080.00
Property Taxes	45.00	45.00	45.00	-	45.00	40.98	45.00	39.68
Corporate Commission	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
GV Fire District	-	-	-	-	-	-	-	12.00
Total Fees & Taxes	<u>1,315.00</u>	<u>1,315.00</u>	<u>1,315.00</u>	<u>1,270.00</u>	<u>1,135.00</u>	<u>1,130.98</u>	<u>1,135.00</u>	<u>1,141.68</u>
Professional Services								
Attorney Fees	100.00	230.00	60.00	-	300.00	120.00	350.00	-
Reserve Study	-	1,500.00	1,500.00	1,500.00	-	-	-	-
Update Governing Documents	-	-	-	-	-	-	-	-
Accounting Fees	-	-	-	-	-	9.90	-	-
HOA Leader Fees	120.00	120.00	178.00	178.00	120.00	69.00	50.00	178.92
Zoom Fees	-	100.00	-	-	100.00	-	100.00	127.12
Total Professional Services	<u>220.00</u>	<u>1,950.00</u>	<u>1,738.00</u>	<u>1,678.00</u>	<u>520.00</u>	<u>198.90</u>	<u>500.00</u>	<u>306.04</u>
Roads								
Roads signage							500.00	574.65
Sand Removal								450.00
Other	-	-	-	-	160.00	-		
Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>160.00</u>	<u>-</u>	<u>500.00</u>	<u>1,024.65</u>
Website								
Domain Name	-	25.00	-	-	25.00	-	25.00	24.52
HOA Space website	-	-	-	-	-	-	-	
WIX	380.00	200.00	-	-	200.00	359.97	425.00	203.71
Total	<u>380.00</u>	<u>225.00</u>	<u>-</u>	<u>-</u>	<u>225.00</u>	<u>359.97</u>	<u>450.00</u>	<u>228.23</u>