

VILLAS OF DEER VALLEY HOA Budget 2025 (from John Eggert)						Proposed	
	BUDGET 2025	Note	2025 Actual To Date: 12/31/2025	OVER- / UNDER+	NOTE on 2025 Results	2026 BUDGET	COMMENT on 2026
INCOME:							
Dues Income	\$233,280.00		\$232,200.00	\$1,080.00	Weis paid 2 quarters only	\$233,280.00	
Other Income (from parties paid to HOA)	\$0.00		\$20,444.00	\$20,444.00	party receipts and Weis settlement	\$7,945.00	IF Weis pays for mailbox also
Interest Income			\$1.42	\$1.42		\$1,500.00	CD matures in May; and Vanguard rates
Total Receipts	\$233,280.00		\$252,645.42	\$19,365.42		\$242,725.00	
Net Transfers to/from savings	\$0.00		\$5,000.00	\$5,000.00			
Total Income	\$233,280.00		\$257,645.42	\$24,365.42		\$242,725.00	
EXPENSES:							
<u>Grounds Maintenance (All Green):</u>							
Mowing (Mid Apr-Oct) (28 per contract, 32 Actual)	\$125,000.00		\$134,239.95	(\$9,239.95)	4 unbudgeted mows	\$125,000.00	Need to limit mows to contract 2% increase = \$3998.62 per mow
Snow Plowing (6 Snows) (3 actual in 2025)	\$10,000.00	10 yr avg	\$11,049.30	(\$1,049.30)	unrealistic cost per plow	\$11,300.00	2% increase = \$3756.76 per 2-4" x 3
Mulching	\$21,450.00		\$21,651.62	(\$201.62)		\$23,000.00	2% increase and better coating
Pruning (75 Villas) 78 Actual	\$9,060.00		\$6,629.28	\$2,430.72	28 villas opted out	\$7,000.00	2% increase
Spring/Fall Clean up (1 Spring, 2 Fall)	\$10,479.00		\$10,267.50	\$211.50		\$10,500.00	2% increase
Irrigation / Other	\$560.00		\$892.16	(\$332.16)		\$700.00	
Land Art (fertilization/grub control)	\$27,000.00		\$26,279.46	\$720.54		\$26,673.64	annual contract; already paid
Aqua Doc (Pond Maintenance)	\$9,000.00		\$5,023.24	\$3,976.76		\$7,000.00	
Pond Repairs	\$6,000.00		\$8,350.00	(\$2,350.00)	compressor repairs	\$6,000.00	
Lighting	\$1,000.00		\$930.95	\$69.05		\$1,000.00	
Weeding	\$0.00				included	\$0.00	
<u>Trees</u>							
New Century (spidermite/fungicide)	\$1,400.00		\$1,399.76	\$0.24		\$2,813.70	annual contract; already paid
Other Trees	\$0.00		\$1,605.48	(\$1,605.48)		\$1,500.00	
Front Landscaping	\$3,000.00		\$0.00	\$3,000.00	don't know that we did any	\$1,000.00	
<u>HOA Business Expenses</u>							
Website fee	\$500.00		\$496.80	\$3.20		\$500.00	
Tax Return Fee/consulting	\$500.00		\$200.00	\$300.00		\$300.00	
Taxes	\$300.00		\$187.78	\$112.22		\$200.00	
Memorials	\$100.00		\$125.00	(\$25.00)		\$150.00	
Office expense including insurance	\$1,000.00		\$819.47	\$180.53		\$1,000.00	
Electric	\$6,000.00		\$5,979.23	\$20.77		\$6,500.00	
Parties (includes self paid like Christmas)	\$500.00		\$3,763.61	(\$3,263.61)	X-mas and Bruzda parties paid by all	\$600.00	
Mailbox paint	\$60.00		\$0.00	\$60.00		\$60.00	
Directory	\$400.00		\$306.48	\$93.52		\$350.00	
Total Expenses	\$233,309.00		\$240,197.07	(\$6,888.07)		\$233,147.34	
NET CASH FLOW	(29.00)		17,448.35			9,577.66	