

Verde Valley Property Owners Association  
dba **Verde Valley Community Connection (VVCC)**

**DRAFT "Core Operations" BUDGET  
For Fiscal Year & Calendar Year 2025**

\*\* Approved at the January 21, 2025 Board Meeting \*\*

**Notes**

**2024 Actual:** 2024 Year-End amounts

**2025 Budget:** Amounts accepted for our official 2025 VVCC Budget

**2025 Goal:** Amounts to guide efforts on select Revenue items

**2025 Budget Revenue and Expense** lines generally reflect run-rates

(same as Budget, except where highlighted in green)

(adjustments reflecting a hypothetical \$100K loan & investments)

Revenue - Core Ops	2024 Actual	2024 Budget	YTD %	2024 Goal	YTD %	2025 Budget	2025 Goal
Memberships	\$ 4,600	\$ 20,000	23.0%	\$ 20,000	23.0%	\$ 10,000	\$ 20,000
<u>Activities:</u>							
Community Meals & Socials	\$ 232	\$ 5,000	4.6%	\$ 5,000	4.6%	\$ -	\$ 1,000
<u>Bingo:</u>							
Play Fees	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
Food Sales	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
Supplies	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
<u>Pool:</u>							
Entry Fees	\$ 3,619	\$ 6,000	60.3%	\$ 6,000	60.3%	\$ 5,000	\$ 6,000
Food Sales	\$ 1,422	\$ 1,500	94.8%	\$ 1,500	94.8%	\$ 1,000	\$ 2,000
Other Misc Activities	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
<u>Donations:</u>							
Membership Contributions	\$ 225	\$ 2,500	9.0%	\$ 2,500	9.0%	\$ 500	\$ 1,000
Pond	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
Pool	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
All Other	\$ 184	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
<u>Fundraising:</u>							
Capital Improvements	\$ 3,609	\$ 4,000	90.2%	\$ 4,000	90.2%	\$ 4,000	\$ 4,000
Pond	\$ -	\$ 500	0.0%	\$ 500	0.0%	\$ 500	\$ 500
Pool	\$ 330	\$ 1,000	33.0%	\$ 1,000	33.0%	\$ -	\$ 2,000
Nature Preserve	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
<u>Facility Rentals:</u>							
Apartment	\$ 11,520	\$ 10,000	115.2%	\$ 12,000	96.0%	\$ 10,000	\$ 12,000
Community Hall	\$ 15,900	\$ 8,000	198.8%	\$ 10,000	159.0%	\$ 13,200	\$ 15,000
Kitchen	\$ 2,200	\$ -	0.0%	\$ 5,000	44.0%	\$ 13,800	\$ 15,000
Pool	\$ 1,954	\$ 500	390.8%	\$ 500	390.8%	\$ 2,400	\$ 3,000
Ranch House	\$ 2,360	\$ 1,500	157.3%	\$ 1,500	157.3%	\$ 2,000	\$ 3,000
Custodial Fees (separated from rentals)	\$ -	\$ -	0.0%	\$ -	0.0%	\$ 4,000	\$ -
Other Facility/Space	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
<u>Facility Usage Contributions:</u>							
Community Hall	\$ 720	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
Kitchen	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
Pool	\$ 770	\$ 500	154.0%	\$ 500	154.0%	\$ -	\$ -
Ranch House	\$ -	\$ -	0.0%	\$ 500	0.0%	\$ -	\$ -
Other Facility/Space	\$ -	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
<u>Other Misc Income:</u>							
Advertising Sales	\$ 1,150	\$ 6,000	19.2%	\$ 6,000	19.2%	\$ 4,000	\$ 6,000
All Other Misc Income	\$ 42	\$ -	0.0%	\$ -	0.0%	\$ -	\$ -
<b>Total Revenue - Core Ops</b>	<b>\$ 50,836</b>	<b>\$ 67,000</b>	<b>75.9%</b>	<b>\$ 76,500</b>	<b>66.5%</b>	<b>\$ 70,400</b>	<b>\$ 90,500</b>

Cost of Goods Sold - Core Ops	2024 Actual	2024 Budget	YTD %	2024 Goal	YTD %	2025 Budget	2025 Goal
Bingo	\$ -	\$ -	0.0%	(intentionally left blank: no separate Goal for 2024 COGS)		\$ -	(intentionally left blank: no separate Goal for 2025 COGS)
Community Meals & Socials	\$ (159)	\$ -	0.0%			\$ -	
Pond	\$ -	\$ (500)	0.0%			\$ -	
Pool	\$ (922)	\$ (800)	115.2%			\$ (1,000)	
Fundraiser / Capital Improvements	\$ (1,864)	\$ (1,500)	124.2%			\$ (2,000)	
Fundraiser / Pond	\$ -	\$ -	0.0%			\$ -	
Fundraiser / Pool	\$ (118)	\$ -	0.0%			\$ -	
Fundraiser / Nature Preserve	\$ -	\$ -	0.0%			\$ -	
Other	\$ -	\$ (500)	0.0%			\$ -	
<b>Total Cost of Goods Sold - Core Ops</b>	<b>\$ (3,063)</b>	<b>\$ (3,300)</b>	<b>92.8%</b>			<b>\$ (3,000)</b>	

Gross Profit - Core Ops	2024 Actual	2024 Budget	YTD %	2024 Goal	YTD %	2025 Budget	2025 Goal
= Revenue, less COGS	\$ 47,773	\$ 63,700	75.0%	\$ 73,200	65.3%	\$ 67,400	\$ 90,500

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Expenditures - Core Ops	2024 Actual	2024 Budget	YTD %	2024 Goal	YTD %	2025 Budget	2025 Goal
<u>Facility:</u>							
Depreciation Expenses (calculated)	\$ (3,168)	\$ (3,200)	99.0%			\$ (4,400)	
Loan Payment (Business Line of Credit)	\$ -	\$ -				\$ (9,700)	\$ (7,400)
<u>Fundraising:</u>							
General CIP (Comm Cntr, Ranch Rm)	\$ (733)	\$ (500)	146.5%			\$ (500)	
Nature Preserve	\$ -	\$ -	0.0%			\$ -	
Pond	\$ -	\$ -	0.0%			\$ -	
Pool	\$ -	\$ (500)	0.0%			\$ (500)	
<u>Insurance:</u>							
Directors' & Officers' Liability (Cinn)	\$ (1,396)	\$ (1,200)	116.3%			\$ (1,500)	
Property & General Liability (Mesa)	\$ (16,672)	\$ (6,000)	277.9%	(intentionally left blank: no separate Goal for 2024 Expenditures)		\$ (17,000)	(intentionally left blank: no separate Goal for 2025 expenditures)
License & Permit Fees	\$ (755)	\$ (2,200)	34.3%			\$ (1,000)	
<u>Marketing:</u>							
Web Hosting	\$ (1,006)	\$ (300)	335.5%			\$ (1,000)	
Misc/Other	\$ (134)						
Meals, Entertainment & Recognition	\$ (821)	\$ (500)	164.3%			\$ (500)	
Meeting Expenses	\$ -	\$ (100)	0.0%			\$ (100)	
<u>Postage &amp; Delivery:</u>							
Email Delivery	\$ (336)	\$ (350)	95.9%			\$ (350)	
Membership Postage	\$ -	\$ (250)	0.0%			\$ (250)	
Other Misc Postage	\$ (60)	\$ (250)	23.9%			\$ (100)	
<u>Printing &amp; Copy Services:</u>							
Advertising Partner Banners, Pr & Copy	\$ (199)	\$ (1,200)	16.5%			\$ (1,200)	
Membership Print & Copy	\$ (112)	\$ (800)	14.0%			\$ (500)	
Other Misc Print & Copy	\$ (280)	\$ (600)	46.7%			\$ (500)	
Professional Fees	\$ -	\$ -	0.0%			\$ -	
<u>Repairs &amp; Maintenance:</u>							
<u>General:</u>							
Custodial Services	\$ (3,465)	\$ (500)	693.0%			\$ (4,000)	
Fire Protection Services	\$ (1,418)	\$ (700)	202.6%			\$ (500)	
Landscaping/Groundskeeping	\$ (357)	\$ (500)	71.3%	(intentionally left blank: no separate Goal for 2024 Expenditures)		\$ (1,000)	(intentionally left blank: no separate Goal for 2025 expenditures)
Pest Control	\$ -	\$ (200)	0.0%			\$ (200)	
Other Misc Repairs & Mtc	\$ (761)	\$ (2,000)	38.1%			\$ (200)	
<u>Community Hall:</u>							
Meeting Space, Exterior & Roof	\$ (580)	\$ (17,500)	3.3%			\$ (500)	
Kitchen	\$ (41)	\$ (500)	8.3%			\$ (250)	
Nature Preserve	\$ (660)	\$ -	0.0%			\$ (200)	
Pond	\$ (100)	\$ (100)	99.9%			\$ (100)	
Pool	\$ (2,706)	\$ (10,000)	27.1%			\$ (2,000)	
<u>Ranch House:</u>							
Apartment	\$ -	\$ (500)	0.0%			\$ (500)	
Meeting Space, Exterior & Roof	\$ (1,890)	\$ (1,000)	189.0%			\$ (250)	
<u>Software Applications:</u>							
Collaboration Tools	\$ (523)	\$ (480)	108.9%			\$ (500)	
Financial Management Tools	\$ (342)	\$ (400)	85.4%			\$ (400)	
Marketing Tools	\$ -	\$ (120)	0.0%			\$ -	
Subscriptions & Memberships	\$ (116)	\$ (500)	23.3%			\$ (250)	
<u>Supplies:</u>							
Bingo	\$ -	\$ -	0.0%			\$ -	
Community Events	\$ (501)	\$ (1,000)	50.1%			\$ (500)	
General Cleaning & Maintenance	\$ (970)	\$ (500)	193.9%			\$ (500)	
Kitchen	\$ (390)	\$ -	0.0%			\$ (500)	
Membership	\$ (1,480)	\$ (1,300)	113.8%			\$ (500)	
Office	\$ (463)	\$ -	0.0%	(intentionally left blank: no separate Goal for 2024 Expenditures)		\$ (500)	(intentionally left blank: no separate Goal for 2025 expenditures)
Pond	\$ (22)	\$ (50)	43.9%			\$ (50)	
Pool	\$ (4,230)	\$ (2,000)	211.5%			\$ (500)	
<u>Taxes:</u>							
Property	\$ (40)	\$ (50)	79.2%			\$ (50)	
<u>Utilities:</u>							
<u>Electricity:</u>							
Community Hall & Ranch Room	\$ (6,862)	\$ (4,800)	143.0%			\$ (7,000)	
Pond	\$ (2,262)	\$ (2,300)	98.4%			\$ (2,300)	
Pool	\$ (919)	\$ (1,500)	61.3%			\$ (1,000)	
Gas	\$ (2,568)	\$ (2,600)	98.8%			\$ (2,600)	
<u>Telephone &amp; Internet:</u>							
Internet Service	\$ (1,284)	\$ (1,000)	128.4%			\$ (1,300)	
Telephone Services	\$ (91)	\$ (120)	75.6%			\$ (150)	
Waste Removal	\$ (1,357)	\$ (1,100)	123.4%			\$ (1,400)	
Water: Cottonwood Ditch	\$ (860)	\$ (700)	122.9%			\$ (1,000)	
Other Misc Expenses	\$ (57)	\$ (50)	114.8%			\$ (100)	
<b>Total Expenditures - Core Ops</b>	<b>\$ (62,986)</b>	<b>\$ (72,020)</b>	<b>87.5%</b>			<b>\$ (69,900)</b>	

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Net Operating Revenue - Core Ops	2024 Actual	2024 Budget	YTD %	2024 Goal	YTD %	2025 Budget	2025 Goal
= Gross Profit, less Expenditures	\$ (15,213)	\$ (8,320)	182.8%	\$ 1,180	-1289.2%	\$ (2,500)	\$ 20,600

Other Revenue - Core Ops	2024 Actual	2024 Budget	YTD %	2024 Goal	YTD %	2025 Budget	2025 Goal
Interest & Dividends:							
Checking Accounts	\$ 14	\$ 20	68.0%	\$ 20	68.0%	\$ -	\$ -
Savings Accounts	\$ 61	\$ 20	305.9%	\$ 20	305.9%	\$ 5	\$ 5
Other Miscellaneous	\$ 5,000	\$ -	0.0%	\$ 250	2000.0%	\$ -	\$ -
<b>Total Other Revenue - Core Ops</b>	<b>\$ 5,075</b>	<b>\$ 40</b>	<b>12686.9%</b>	<b>\$ 290</b>	<b>1749.9%</b>	<b>\$ 5</b>	<b>\$ 5</b>

Net Revenue - Core Ops	2024 Actual	2024 Budget	YTD %	2024 Goal	YTD %	2025 Budget	2025 Goal
= Net Operating Revenue + Other Revenue	\$ (10,138)	\$ (8,280)	122.4%	\$ 1,470	-689.7%	\$ (2,495)	\$ 20,605