

# ATTENTION HOMEOWNERS

## Edgebrooke II -Annual Meeting Notification

Date/Time: Saturday, February 22, 2025 – 3:00pm Sign In  
Location: Edgebrooke Village II – Swimming Pool

### Agenda

Registration 3:00 – 3:15 p.m.

Call To Order

3:15 p.m.

Introductions

Community Update

- Recap of the Year
- Dues & 2025 Budget Approval
- Open Forum

Election of Board Members

(Times listed are approximate)



Announcement Date: February 5, 2025

Pursuant to the Bylaws of the Edgebrooke Village II Homeowners Association, Article II, Section 3.02, Annual Meetings of Owners notification of No more than 30 days and no less than 15 days prior to the meeting.



**BRING A CHAIR**



**BRING YOUR POOL CARD**



**ENTER A DRAWING**

# Edgebrooke Village II Homeowners Association

## Budget Proposed 2025

	ACTUALS 2023 PREVIOUS Year 2023	ACTUALS 2024 Year 2024	BUDGET YEAR 2024 Year 2024	OVER/UNDER BUDGET Year 2024	PROPOSED BUDGET Year 2025
<b>INCOME</b>					
40000 MONTHLY ASSESS INCOME	116386.47	118096.45	120576.00	(2,479.55)	125424.00
40500 POOL CODE FEE INCOME	150.00	250.00	100.00	150.00	200.00
41000 LATE MONTHLY ASSESS INCOME	1555.00	1665.00	1250.00	415.00	1500.00
41500 VIOLATION FINE INCOME	325.00	450.00	250.00	200.00	400.00
41550 LEGAL FEES INCOME				-	
42000 INTEREST INCOME	20.13	17.43		17.43	
42500 TRANSFER FEES INCOME	2000.00	3600.00	2000.00	1,600.00	3200.00
42600 BANK FEES INCOME					
42601 MISCELLANOUS INCOME					
<b>TOTAL INCOME</b>	<b>\$ 120,436.60</b>	<b>\$ 124,078.88</b>	<b>\$ 124,176.00</b>	<b>\$ (97.12)</b>	<b>\$130,724.00</b>
<b>EXPENSES</b>					
60500 BANK FEES/NSF/OWNER REFUND	789.45	719.00	1000.00	(281.00)	800.00
61000 POOL/PLAYGROUND SVC & SUPPLIES EXP	9,197.27	9,097.32	9500.00	(402.68)	9500.00
61500 POOL/PLAYGROUND REPAIR & MISC UPKEEP	8,561.80	6,414.55	8500.00	(2,085.45)	8500.00
61570 POOL INTERNET-GATE ACCESS SERVICE FEES	1,028.43	1,322.04	1500.00	(177.96)	1500.00
62000 LANDSCAPE SVC & SUPPLIES EXP	11,312.00	11,286.00	11000.00	286.00	11500.00
62500 LANDSCAPE REPAIR & MISC UPKEEP	3,266.87	8,355.60	4750.00	3,605.60	7700.00
63000 HOA OFFICE MGMT EXPENSE	12,600.00	15,600.00	15600.00	-	15600.00
64000 POSTAGE EXPENSE	1,154.12	994.80	1500.00	(505.20)	1200.00
64500 OFFICE SUPPLY/COUPON BOOK EXPENSE	1,497.13	1,889.00	1000.00	889.00	1000.00
64550 WEBSITE/ZOOM SUBSCRIPTION	362.52	518.62	450.00	68.62	525.00
66000 LEGAL FEES EXPENSE	1,890.00	621.00	2000.00	(1,379.00)	2000.00
67000 STREET MAINT & REPAIR EXPENSE	4,992.25	4,506.02	5000.00	(493.98)	4000.00
67100 COMMUNITY EVENTS	213.67	140.15	750.00	(609.85)	750.00
68100 PHONE EXPENSE	498.12	510.69	500.00	10.69	520.00
68200 WATER EXPENSE	8,500.64	7,775.03	8000.00	(224.97)	8000.00
68300 ELECTRIC EXPENSE	7,250.36	7,345.28	7300.00	45.28	7500.00
68400 GARBAGE EXPENSE	29,483.89	28,215.00	30000.00	(1,785.00)	29000.00
68500 INSURANCE EXPENSE	4,486.00	5,189.58	4500.00	689.58	5500.00
68600 FILING FEES CORPORATION & TAXES	310.00	310.00	310.00	-	310.00
68700 PROPERTY TAXES	24.00	24.39	25.00	(0.61)	25.00
68800 COMMON AREA IMPROVEMENTS	14,900.00	8,215.07	10991.00	(2,775.93)	15294.00
<b>TOTAL EXPENSES</b>	<b>\$ 122,318.52</b>	<b>\$ 119,049.14</b>	<b>\$ 124,176.00</b>	<b>\$ (5,126.86)</b>	<b>\$ 130,724.00</b>

	Year 2023	Year 2024
Money Market Account Balance	\$54,599.23	\$39,599.23
Road Repairs Account Balance	\$40,000.00	\$0.00
Interest Earned	\$17.58	\$17.43
Transfer to Checking Account		\$5,000.00
Transfer in Road Repairs	\$5,500.00	
Transfer to Certificate of Deposit (CD)		\$ 60,000.00
<b>Total Remaining MM Account</b>	<b>\$100,116.81</b>	<b>\$94,616.66</b>

**This is a 2-Sided Document**



## Edgebrooke II HOA – Budget Explanation 2024



To better inform you of what items this budget entails, we have provided the following information regarding each line item, some more detailed than others, and some self-explanatory.

### Expense Explanation:

**Bank Fees/Homeowner Refunds:** Refunds are provided to homeowners who have credit upon sale of their homes, non-sufficient fee charges and check amounts from those who have written a bad check.

**Pool/Playground Service/Supplies:** Pool Service, chemical, power washing, restroom, shower and area cleaning, backflow testing required by the City of Tucson for pool, cleaning supplies, keys, toilet paper, paper towels, first aid items, mopheads, trash bags, light bulbs, blower, rake, pole, and nets. Dog Poop Station Supplies, Pima County annual license.

**Pool/Playground Repair:** Exterior lights, new sand filters, lounge chairs, chains, shower head replacement, new ceiling fan installation, door repairs, and access gate controller arm pool access system UPS, gate repairs.

**Pool Internet-Gate Access Service Fees:** Monthly internet Wi-Fi fee for pool gate access system to function, monthly service fees for the gate access system.

**Landscape Service/Supplies:** Landscape service for common areas.

**Landscape Repair and Misc. Upkeep:** Palm tree trimming, olive tree spraying in common areas, sprinkler repairs and winter rye installation and seeding, turf grub. Placement of post-emergence Dead tree removals from the storm, stump grinding, irrigation re-route/repairs, sidewalk weed spraying, dumping fees for random trash left behind by unknown individuals.

**HOA Management:** Management Fees

**Postage:** Violation letters, certified mail, disclosure packets to new buyers, correspondence with title co, trustees, rental agents, statements, etc.

**Office Supply/Coupon Books:** Office supplies, printing supplies, lamination sheets, new computer/software, paper, envelopes, labels, packing tape for mailbox flyers, etc., coupon books for monthly payments.

**Website/Zoom:** Monthly website fee to secure the domain. Zoom annual fee to conduct meetings via Zoom

**Legal Fees:** Fees covering legal advice and collections

**Street Maintenance/Repair:** Sewer clogging issues, street sweep, manhole cover replacement, camera in sewers.

**Community Events:** Gift Card for Annual Meeting, Flowers to former President who passed away

**Phone:** HOA phone landline, cell phone no charge

**Water:** Tucson Water usage for common areas, pool, etc.

**Electric:** TEP Electric for common area, pool pumps, gates, timers for irrigation, exterior lights at entrances

**Garbage:** Sam Huges weekly trash collection for all homeowners, and one bulk pick up

**Insurance:** Our liability insurance – 15.5% increase

**Filing Fees Corporation/Taxes:** Fees for Taxes and the Arizona Corporation Commission

**Property Taxes:** Property taxes for common areas and streets

**Common Area Improvements:** Block wall weep holes, total cleanout of Southbrooke Circle Channel, new payment drop box, pole and installation, spillway cleanout on Courtney, painting of common wall

**Transfer to CD:** Transferred \$60,000 from a combination of Road Repair and Money Market funds. Currently earning 4.65% - YTD as of 12/31/24 - \$1186.93 interest earned, not awarded yet. Set to mature 3/8/25