


**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS  
JORDE FARMS COMMUNITY ASSOCIATION  
c/o AAM, LLC  
1600 West Broadway Road, Suite 200  
Tempe, Arizona 85282**

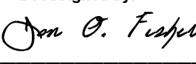
The undersigned, constituting all of the members of the Board of Directors of Jorde Farms Community Association, an Arizona Nonprofit corporation, hereby take the following action in writing pursuant to Section 10-3821 of the Arizona Revised Statutes.

**RESOLVED** that pursuant to Article 6 Section 6.2 of the CC&Rs for Jorde Farms Community Association, the Board of Directors hereby approves the attached built-out and cash-flow budget(s) for 2025 and set(s) the annual assessment at \$1,584.00, billed monthly (which is \$132.00), and is hereby adopted by the Board of Directors.

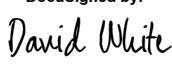
IN WITNESS WHEREOF, the undersigned have executed this consent as of the date of this signing.

DocuSigned by:  
  
F4EF7FB46481433...  
Ken Peterson  
President and Director, Board of Directors

11/13/2024  
Date

DocuSigned by:  
  
D3996D42A9B1442...  
Jon O. Fisher  
Vice President and Director, Board of Directors

11/11/2024  
Date

DocuSigned by:  
  
8E09A705DFDD442...  
David White  
Secretary/Treasurer and Director, Board of Directors

11/13/2024  
Date

Jorde Farms

AAM Budget by Category

2025 Built Out - Jorde Farms

166 out of 401 Lots on 12/31/2024  
Assessment \$132.00 per lot monthly

Date: 1/1/2025 - 12/31/2025

Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>INCOME</b>													
<b><u>Assessment Revenue</u></b>													
40005 Assessments	52,932	52,932	52,932	52,932	52,932	52,932	52,932	52,932	52,932	52,932	52,932	52,932	635,184
40024 Subsidy	0	0	0	0	0	0	0	0	0	352	0	0	352
Total Assessment Revenue	52,932	52,932	52,932	52,932	52,932	52,932	52,932	52,932	52,932	53,284	52,932	52,932	635,536
<b><u>Other Operating Income</u></b>													
42003 Legal Fee Reimbursement	80	80	80	80	80	80	80	80	80	80	80	80	960
49001 Transfers to Reserve Fund	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(10,764)	(129,168)
Total Other Operating Income	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(10,684)	(128,208)
<b>TOTAL INCOME</b>	<b>42,248</b>	<b>42,248</b>	<b>42,248</b>	<b>42,248</b>	<b>42,248</b>	<b>42,248</b>	<b>42,248</b>	<b>42,248</b>	<b>42,248</b>	<b>42,600</b>	<b>42,248</b>	<b>42,248</b>	<b>507,328</b>
<b>EXPENSE</b>													
<b><u>Contracted Services</u></b>													
55004 Water Feature Contract	160	160	160	160	160	160	160	160	160	160	160	160	1,920
55025 Landscape Contract	21,108	21,108	21,108	21,108	21,108	21,108	21,108	21,108	21,108	21,108	21,108	21,108	253,296
55026 Tot Lot Maintenance Contract	115	0	0	115	0	0	115	0	0	115	0	0	460
55032 Pool & Spa Maintenance Contract	1,280	1,280	1,280	2,000	2,000	2,000	2,000	2,000	2,000	2,000	1,280	1,280	20,400
55035 Management Contract	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	23,088
55088 Power Washing Contract	200	0	0	200	0	0	200	0	0	200	0	0	800
55115 Exterminating Contract	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	20,220
Total Contracted Services	26,472	26,157	26,157	27,192	26,877	26,877	27,192	26,877	26,877	27,192	26,157	26,157	320,184
<b><u>General &amp; Administrative</u></b>													
51035 Postage & Copies	875	915	875	875	875	875	875	875	875	875	1,900	1,325	12,015
51065 Insurance	0	0	0	0	0	0	0	0	0	10,000	0	0	10,000
51125 Meeting & Community	100	0	0	100	0	0	100	0	0	100	125	0	525
51155 Legal Fees - General	0	150	0	0	150	0	0	150	0	0	150	0	600



Jorde Farms  
AAM Budget by Category  
2025 Built Out - Jorde Farms

Date: 1/1/2025 - 12/31/2025

Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
51156 Legal Fees - Collections	160	160	160	160	160	160	160	160	160	160	160	160	1,920
51164 Pool & Spa Permits	0	270	0	0	0	0	0	0	0	0	0	0	270
51165 Taxes, Licenses & Fees	0	0	10	250	0	350	0	0	0	0	0	0	610
51166 Property Taxes	0	0	0	0	0	0	0	0	0	6	0	0	6
51167 Income Taxes - State	0	50	0	0	0	0	0	0	0	0	0	0	50
51185 Website Expense	160	160	160	160	160	160	160	160	160	160	160	160	1,920
51195 CPA Services	0	275	585	0	0	100	0	0	0	0	0	0	960
Total General & Administrative	1,295	1,980	1,790	1,545	1,345	1,645	1,295	1,345	1,195	11,301	2,495	1,645	28,876

Repairs & Maintenance

53005 Common Area Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
53027 Janitorial Supplies	0	0	450	0	0	0	0	0	0	450	0	0	900
53055 Pest Control	0	0	150	150	150	0	0	0	0	0	0	0	450
53205 Pool / Spa Repairs & Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400
53215 Pool / Spa Supplies & Chemicals	150	150	150	250	250	400	400	400	250	150	150	150	2,850
53305 Landscape - Other	250	250	250	250	250	250	250	250	250	250	250	250	3,000
53315 Sprinkler Repairs	300	300	300	300	300	300	300	300	300	300	300	300	3,600
53325 Plant & Tree Replacement	0	0	10,000	0	0	0	0	0	0	10,000	0	0	20,000
53335 Winter Overseeding	0	0	0	0	0	0	0	0	0	7,000	0	0	7,000
53345 Tree Pruning	0	0	0	7,000	0	0	0	0	0	0	0	0	7,000
53346 Palm Tree Pruning	0	0	0	0	0	1,360	0	0	0	0	0	0	1,360
53365 Storm Damage	0	0	0	0	0	0	1,500	1,500	0	0	0	0	3,000
53375 Water Feature Maint	0	100	0	0	100	0	0	100	0	0	100	0	400
53515 Backflow Inspection	0	0	0	0	0	0	0	0	300	0	0	0	300
Total Repairs & Maintenance	1,150	1,250	11,750	8,400	1,500	2,760	2,900	3,000	1,550	18,600	1,250	1,150	55,260

Utilities

52005 Electricity	150	150	150	150	150	150	150	150	150	150	150	150	1,800
52015 Electricity - Pool	225	225	225	550	550	550	550	550	550	550	225	225	4,975



Jorde Farms  
AAM Budget by Category  
2025 Built Out - Jorde Farms

Date: 1/1/2025 - 12/31/2025

Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
52026 Water - Landscape	2,800	2,200	3,000	3,800	4,000	5,000	6,000	6,500	5,500	4,950	5,300	3,800	52,850
52027 Water - Pool	100	100	100	100	100	100	100	100	100	100	100	100	1,200
52035 CAGRD Tax	0	0	0	0	0	0	0	0	0	20,643	0	0	20,643
52045 Gas	3,000	90	90	4,000	4,000	3,000	90	90	90	90	3,000	4,000	21,540
Total Utilities	6,275	2,765	3,565	8,600	8,800	8,800	6,890	7,390	6,390	26,483	8,775	8,275	103,008
<b>TOTAL EXPENSE</b>	<b>35,192</b>	<b>32,152</b>	<b>43,262</b>	<b>45,737</b>	<b>38,522</b>	<b>40,082</b>	<b>38,277</b>	<b>38,612</b>	<b>36,012</b>	<b>83,576</b>	<b>38,677</b>	<b>37,227</b>	<b>507,328</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>7,056.00</b>	<b>10,096.00</b>	<b>(1,014.00)</b>	<b>(3,489.00)</b>	<b>3,726.00</b>	<b>2,166.00</b>	<b>3,971.00</b>	<b>3,636.00</b>	<b>6,236.00</b>	<b>(40,976.00)</b>	<b>3,571.00</b>	<b>5,021.00</b>	<b>0.00</b>

Budget Summary

Income:	507,328
Expense:	507,328
Total:	0



Jorde Farms  
AAM Budget by Category  
2025 Built Out - Jorde Farms

Date: 1/1/2025 - 12/31/2025

Reserve

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>INCOME</b>													
<b>Reserve Income</b>													
85001 Reserve Interest	87	92	96	101	105	110	114	119	123	128	132	137	1,343
89001 Transfers from Operating Fund	10,764	10,764	10,764	10,764	10,764	10,764	10,764	10,764	10,764	10,764	10,764	10,764	129,168
Total Reserve Income	10,851	10,856	10,860	10,865	10,869	10,874	10,878	10,883	10,887	10,892	10,896	10,901	130,511
<b>TOTAL INCOME</b>	<b>10,851</b>	<b>10,856</b>	<b>10,860</b>	<b>10,865</b>	<b>10,869</b>	<b>10,874</b>	<b>10,878</b>	<b>10,883</b>	<b>10,887</b>	<b>10,892</b>	<b>10,896</b>	<b>10,901</b>	<b>130,511</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>10,850.99</b>	<b>10,855.51</b>	<b>10,860.03</b>	<b>10,864.56</b>	<b>10,869.08</b>	<b>10,873.61</b>	<b>10,878.14</b>	<b>10,882.67</b>	<b>10,887.21</b>	<b>10,891.74</b>	<b>10,896.28</b>	<b>10,900.82</b>	<b>130,510.64</b>

Budget Summary

Income: 130,511  
Expense: 0  
Total: 130,511



**Jorde Farms Community Association**

c/o AAM, LLC.

1600 West Broadway Road, Suite 200

Tempe, Arizona 85282

Phone 602.957.9191/Fax 602.870.8231

October 24, 2024

Attached are the Operating and Reserve fund budgets for 2025. The assessment is consistent with current year and will continue to be collected monthly. Below is a brief explanation of the line items included in each budget.

**Operating Budget**

**Income**

**40005 - Assessments:** The annual assessment income is based on 401 lots and assumes all lots are owned by homeowners and not a developer. The proposed annual assessment remains \$1,584, billed monthly (which is \$132). *Assessments for the cash flow budget are based on estimated closings provided by Shea Homes.*

**40024 - Subsidy:** Per Article , Section 6(c) of the CC&Rs, the builder is obligated to cover the shortfall between assessment income and monthly expenses. This line item represents that anticipated deficit.

**41015 - Working Capital Fees:** Per Article 6, Section 6.15 of the CC&Rs, each purchaser of a Lot shall pay to the Association a contribution in the amount of one-fourth (1/4<sup>th</sup>) of the annual Regular Assessment. *Income is based on estimated closings provided by the builder(s).*

**41025 - Reserve Fund Fees:** Per Article 6, Section 6.12 of the CC&Rs, each purchaser of a Lot shall pay to the Association a contribution in the amount of one-fourth (1/4<sup>th</sup>) of the annual Regular Assessment. Reserve fund fees collected each month will offset the "Transfer to Reserve Fund" so the total transfer to the reserve account each month will equal \$9,687. *If the estimated closings are less than anticipated, the difference will be billed as a subsidy in order to make the required transfer outlined in the reserve study.*

**42003 - Legal Fees Reimbursement:** The annual income is based on historical and current trends. Income is partially offset by expense account Legal Fees/Collections. The budget anticipates receipt of 50% of the budgeted collection expense to be paid back by responsible Owners in 2024.

**49001 - Transfers to Reserve Fund:** The most recent reserve study recommends a monthly transfer of \$10,763.50 to achieve 99.3% funding level by end of 2025. In order to not reduce the annual assessment, the monthly transfer was reduced to \$9,687, which leaves the account balance projection at 85% funded at the end of 2025. Reserve fund fees collected each month will offset the "Transfers to Reserve Fund" so the total transfer to the reserve account each month equals \$9,687. *If the estimated closings are less than anticipated, the difference will be billed as a subsidy in order to make the required transfer outlined in the reserve study.*

**49002 - Transfer of Reserve Fund Fees:** This line item represents the transfer of fees to the reserve fund. These fees are collected and reported by the income account Reserve Fund Fees.

## Expenses

### Contract Services

**55004 – Water Feature Contract:** This line item provides for the weekly service to the entry fountain(s). It is based on the current contract pricing with Raven Pools. There is no increase proposed for 2025.

**55025 - Landscape Contract:** This line includes the monthly cost to provide maintenance of the landscaping in all of the common areas. It is based on the executed contract with Groundworks 360. Additional repairs and maintenance services provided outside of the contract will be allocated as expenses under “Repairs and Maintenance” as a separate line item. *The amount budgeted in the cash flow reflects an increase each month as Lots are accepted for maintenance as well as an increase in the month of June to accommodate Phase II landscaping.*

**55026 – Tot Lot Maintenance Contract:** This line item is based on the executed contract with Bellator to provide preventative maintenance and safety inspections to the associations tot lot on a quarterly basis. Additional repairs and maintenance services provided outside of the contract will be allocated as expenses under “Repairs and Maintenance” as a separate line item.

**55032- Pool Maintenance Contract:** This line item includes the monthly cost to maintain the pool area, to include janitorial services for the restrooms. It is based on the current contract in place with Raven Pools.

**55035 - Management Contract:** This line item includes the monthly cost to provide management services to your community, including violation management, financial management, meeting attendance, and all other aspects covered in the Contract. *The cash flow budget is based on the tiered management contract which is based on the number of homes closed.*

**55088 – Power Washing Contract:** This line item provides for the quarterly power washing contract in place with Bellator for the front entry monuments (to combat efflorescence), pool area and playground/ramada areas. *The cash flow budget is based on the current pricing with an increase reflected in July in anticipating of Phase II.*

**55115 - Exterminating Contract:** This line item includes the monthly cost to provide extermination services to the common areas based on the current contract with Arsenal, to include the weekly gopher fumigation services. Additional services provided outside of the contract will be allocated as expenses under “Repairs and Maintenance” as a separate line item.

### Administrative Expenses

**51035 - Postage & Copies:** This line item anticipates the monthly postage and copies expense for regular communication with owners such as compliance letters, architectural applications and assessment invoices plus additional costs in the month of November for the annual meeting notice process (e-voting). *(Estimated cost for postage and copies is less for cash flow budget as there are fewer homeowners.) The cash flow budget allows for one annual meeting expense before turnover and does not anticipate the cost for the turnover meeting.*

**51065 - Insurance:** This line item includes Property and Liability insurance for the common areas as well as Directors and Officers insurance.

**51125 - Meeting & Community:** This line item represents the annual expense to cover meeting space for regular board meetings, noticing the meeting, recording of minutes, and any additional meeting costs. *The*

*cash flow budget provides for the annual meeting minute taker expense only as it is not anticipated that the Association will turnover to homeowner control in 2024.*

**51155 - Legal Fees/General:** This line item covers legal fees for legal advice, written opinions and other time spent with the board.

**51156 - Legal Fees/Collection:** This line item covers fees paid to recover delinquent assessments. It includes demand and lien fees along with attorney and collection agency fees. This expense is partially offset by legal fee reimbursement income.

**51164 – Pool Permits:** This line item covers the expense to renewal the bathing/swimming (pool) permit with Maricopa County Health Department.

**51166 – Property Tax:** This line item anticipates the payment of \$6 to the Maricopa County Treasurer for property taxes due for the common area tracts, which have been consolidated to save the Association money.

**51165 - Taxes, Licenses & Fees:** This line item anticipates the payment of \$10 for the annual Corporation Commission filing fee, \$125 for the AAM Statutory Agent recording and \$125 for the Community Information Statement as required by Arizona State Statute for a total budget of \$260. The built out budget also includes the \$350 annual FINCEN update fee.

**51167 - Income Tax/State:** This line item anticipates the estimated payment of \$50 to the State of Arizona for taxes.

**51185 - Website Expense:** This line item covers the monthly expense to maintain the community website. *The cash flow budget is based on the tiered website contract which is based on the number of homes closed.*

**51195 - CPA Services:** The annual expense is based on an agreement with Butler Hansen for tax preparation services and year-end compilation as required by the governing documents and State Statute.

### **Maintenance & Repairs**

**53005 - Common Area Maintenance:** This line item addresses material and labor for general maintenance throughout the common areas including potential vandalism, graffiti removal, minor repairs to walls, etc. It is based on last year's actual amounts spent.

**53027 – Janitorial Supplies:** This line item allocates for janitorial supplies needed in the community center and restrooms outside of the contract services.

**53055 - Pest Control:** This line item allocates funds for pest control outside of the monthly service contract such as bee service calls.

**53205 – Pool Repairs & Maintenance:** This line item provides for repairs or maintenance specific to the pool area and equipment.

**53215 – Pool Supplies & Chemicals:** This line item anticipates expenses associated with chemicals required to maintain the chemistry of the pool water.

**53305 - Landscape/Other:** This line item anticipates landscape services outside of the contract, including; erosion, tree staking, and limb removal and storm damage repair/removal.

**53315 - Sprinkler Repairs:** This line item provides funds for the maintenance/repair of the irrigation



system, including valves and heads, for all common areas. It is based on last year's actuals.

**53325 - Plant & Tree Replacement:** This line item allocates funds for any major plant and tree replacements in the common areas and streetscapes.

**53335 - Winter Overseeding:** This line item represents the cost for winter grass seed as estimated by Groundworks 360.

**53345 - Tree Pruning:** This line item is based on pruning of required trees over 10 feet tall. [This expense is included in the built out budget only.](#)

**53346 – Palm Tree Pruning:** This line item provides for the annual pruning of the palm trees located within the pool area.

**53365 - Storm Damage:** This line item anticipates the cost for storm damage repair in common areas.

**53375 - Water Feature Maintenance:** This line item allocates funds for repairs or maintenance specific to the entry features that is outside of the maintenance contract.

**53515 – Backflow Inspections:** This line item allocates funds for the annual backflow inspections. Local municipalities require annual inspections and repairs to be done by certified inspectors. Inspections are to be sent to the municipalities upon completion.

### **Utility Expenses**

**52005 - Electricity:** This line item anticipates the electric usage for the common areas. It is based on prior year actual amounts with a small increase included as projected by SRP.

**52015 – Electricity (Pool):** This line item anticipates the electric usage specific to the pool area/equipment. It is based on prior year actual amounts with a small increase included as projected by SRP.

**52026 - Water (Landscape):** This line item anticipates the water usage for the common areas. It is based on prior year actual amounts with an increase included with the anticipating of Phase II landscape coming on in June.

**52027 - Water (Pool):** This line item anticipates the water usage for the pool meter. It is based on prior year actual amounts.

**52035 – CAGRD Tax:** This line item allocates funds to pay the CAGRD tax owed each year to the Central Arizona Groundwater Replenishment District, invoiced with the Property tax bill paid in October.

**52045 – Gas:** This line item provides for gas usage associated with heating the pool. It is anticipated that the pool will be heated in the later winter/early spring months and again in Oct/Nov.

### **Reserve Budget**

### **Income**

**85001 - Reserve Interest:** This line item is an estimate for the interest earned from all reserve account funds. It is based on an average of the actual percentage earned on each account.

**89001 - Transfers from Operating Account:** The most recent reserve study recommends a monthly transfer of \$10,763.50 to achieve 99.3% funding level by end of 2025. In order to not reduce the annual assessment, the monthly transfer was reduced to \$9,687, which leaves the account balance projection at 85% funded at the end of 2025. Reserve fund fees collected each month will offset the "Transfers to Reserve Fund" so the total transfer to the reserve account each month equals \$9,687. *If the estimated closings are less than anticipated, the difference will be billed as a subsidy in order to make the required transfer outlined in the reserve study.*

**89002 - Transfer of Reserve Fund Fees:** This line item indicates the transfer of the reserve fund fees captured under the income account Reserve Fund Fees, which are collected at closing.

Thank you for taking the time to review your budget. Should you have any questions or require clarification on any of the budgeted line items, please contact me at [dbrackemeyer@associatedasset.com](mailto:dbrackemeyer@associatedasset.com) or by phone at (602) 906-4934. Thank you for allowing AAM, LLC to service the needs of your association.

Sincerely,

Danielle Brackemeyer, Area Manager

Enclosures:

Cash Flow Budget

Built Out Budget

Reserve Budget

Narrative