

Wine Valley Estates Homeowners Association

2022 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$60

Units: 32

Jan. - Oct.

	2020	2020	2021	2022
	Proposed	Actual	Actual	Proposed
INCOME				
Income from Dues	\$23,040.00	\$21,150.80	\$18,670.02	\$23,040.00
Capital Maintenance Assessment	\$0.00	\$500.00	\$500.00	\$0.00
Interest	\$0.00	\$0.34	\$0.25	\$0.50
Violation income	\$0.00	\$150.00	\$0.00	\$0.00
Late Fees	\$0.00	\$51.11	\$37.54	\$0.00
Total Income	\$23,040.00	\$21,852.25	\$19,207.81	\$23,040.50
EXPENSES				
Landscape Maintenance Contract	\$5,649.00	\$6,844.43	\$2,528.44	\$7,150.00
Irrigation System Maintenance	\$1,800.00	\$1,897.50	\$0.00	\$1,850.00
Landscaping/Irrigation Repair	\$1,500.00	\$2,980.57	\$3,546.72	\$3,550.00
Grounds	\$500.00	\$398.11	\$0.00	\$1,490.50
Management	\$3,072.00	\$3,072.00	\$2,304.00	\$3,072.00
Insurance	\$927.00	\$1,190.00	\$1,142.00	\$1,190.00
Common Electric	\$1,500.00	\$1,437.54	\$1,980.65	\$2,000.00
Office Expense	\$180.00	\$124.94	\$72.28	\$190.00
Bank Charges	\$0.00	\$10.00	\$0.00	\$10.00
Legal	\$30.00	\$388.44	\$146.51	\$48.00
Accounting	\$180.00	\$190.00	\$190.00	\$190.00
Subtotal	\$15,338.00	\$18,533.53	\$11,910.60	\$20,740.50
Capital Reserve	\$1,920.00	\$1,920.00	\$1,600.00	\$2,300.00
Total Expenses	\$17,258.00	\$20,453.53	\$13,510.60	\$23,040.50
NET INCOME	\$5,782.00	\$1,398.72	\$5,697.21	\$0.00

Accounts as of October 2021:

Operating Account: \$10,188.11

Reserve Account: \$4,631.28

Total Cash Assets: \$14,819.39