

Wine Valley Estates Homeowners Association

2021 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$60

Units: 32

	Jan - Dec. Calendar		Nov. - Oct. Fiscal	
	2020	2019	2019-2020	2021
	Proposed	Actual	Actual	Proposed
INCOME				
Income from Dues	\$23,040.00	\$16,607.43	\$20,074.80	\$23,040.00
Capital Maintenance Assessment	\$0.00	\$0.00	\$500.00	\$1,000.00
Interest	\$0.00	\$0.69	\$0.70	\$0.80
Prepaid	\$0.00	-\$239.00	-\$259.90	\$0.00
Total Income	\$23,040.00	\$16,369.12	\$20,315.60	\$24,040.80
EXPENSES				
Landscape & Irrigation Contract	\$5,649.00	\$4,236.74	\$6,286.29	\$6,300.00
Irrigation System Maintenance	\$1,800.00	\$986.76	\$1,897.50	\$1,900.00
Landscaping/Irrigation Repair	\$1,500.00	\$848.92	\$2,915.57	\$2,500.00
Grounds	\$500.00	\$425.50	\$398.11	\$4,000.00
Management	\$3,072.00	\$3,072.00	\$2,816.00	\$3,072.00
Insurance	\$927.00	\$927.00	\$864.00	\$927.00
Common Electric	\$1,500.00	\$1,241.68	\$1,470.87	\$1,500.00
Office Expense	\$180.00	\$97.96	\$86.88	\$100.00
Bank Charges	\$0.00	\$0.00	\$10.00	\$10.00
Legal	\$30.00	\$35.00	\$388.44	\$35.00
Accounting	\$180.00	\$180.00	\$190.00	\$190.00
Subtotal	\$15,338.00	\$12,051.56	\$17,323.66	\$20,534.00
Capital Reserve	\$1,920.00	\$1,920.00	\$1,920.00	\$2,300.00
Total Expenses	\$17,258.00	\$13,971.56	\$19,243.66	\$22,834.00
NET INCOME	\$5,782.00	\$2,397.56	\$1,071.94	\$1,206.80

Accounts as of October 2020:

Operating Account: \$4723.48

Reserve Account: \$1940.98