

# Wine Valley Estates Homeowners Association

## 2019 ANNUAL BUDGET - Approved

### Proposed Monthly Dues: \$50

Units: 32

	2018		2019
	Proposed	Estimated-Actual	Proposed
<b>INCOME</b>			
Income from Dues	\$14,638.00	\$11,800.00	\$19,200.00
Other Income	\$0.00	\$7.33	\$0.00
Total Income	\$14,638.00	\$11,807.33	\$19,200.00
<b>EXPENSES</b>			
Maintenance	\$2,650.00	\$0.00	\$0.00
Landscape & Irrigation Contract	\$4,726.68	\$5,060.00	\$6,700.00
Irrigation System Maintenance	\$0.00	\$2,500.00	\$2,000.00
Landscaping/Irrigation Repair	\$0.00	\$1,600.00	\$1,500.00
Common Electric	\$1,500.00	\$1,500.00	\$1,500.00
Irrigation Water/Shares	\$510.00	\$0.00	\$0.00
Legal	\$645.00	\$30.00	\$30.00
Insurance	\$717.00	\$750.00	\$750.00
Accounting	\$180.00	\$175.00	\$175.00
Office Expense	\$150.00	\$80.00	\$85.00
Management	\$3,264.00	\$1,786.00	\$3,072.00
Bank Charges	\$150.00	\$0.00	\$0.00
Bad Debt Expense	\$200.00	\$0.00	\$0.00
Miscellaneous	\$200.00	\$0.00	\$0.00
Subtotal	\$14,892.68	\$13,481.00	\$15,812.00
Capital Reserve	\$1,472.00	\$350.00	\$1,800.00
Total Expenses	\$16,364.68	\$13,831.00	\$17,612.00
<b>NET INCOME</b>	<b>-\$1,726.68</b>	<b>-\$2,031.00</b>	<b>\$1,588.00</b>

\$20 for DORA & \$10 for SOS

Accounts as of October 2018:

Operating Account: \$96.00