

## Wine Valley Estates HOA

2018 Budget - Jan. 1st - Dec. 31st

<b>Dues- 32 @ \$457.43 Per Year</b>	\$14,638.00	May be paid monthly @ \$38.10 Due the 1st of each month
<b>Common Area Expenses</b>		
Maintenance	\$2,650.00	Minor repairs to irrigation system- may be covered under warranty; Winterization/Start up
Landscape Contract	\$3,000.00	K & J Lawns, Inc Approx 32 weeks of landscaping care
Common Electric	\$1,500.00	To run irrigation pump
Irrigation	\$510.00	Ditch Shares; Grand Valley Irrigation Assessment
<b>Total Common Area Expense</b>	<b>\$7,660.00</b>	
<b>Owner/Administrative</b>		
Registration DORA	\$35.00	Required
HOA insurance	\$717.00	Liability and Directors & Officers Insurance- Required (State Farm Insurance)
CO Sec of State Annual Report	\$10.00	Required
Accounting - Tax	\$180.00	Tax Preparation
Legal	\$600.00	Liens, etc.
Office Expense	\$150.00	Postage, etc.
Bank Fees	\$150.00	Checks, etc.
Misc. Expense	\$200.00	
Bad Debt Expense	\$200.00	NSF charges, - Actual will be budget variance
HOA Management Service	\$3,264.00	Bray Management
Capital Reserves	\$1,472.00	
<b>Total Owner/Administrative</b>	<b>\$6,978.00</b>	
<b>Total Expenses</b>	<b>\$14,638.00</b>	
<b>Net Income</b>		

**Total \$14,638 a year / 32 houses = \$457.43 each per year / 12 months = \$38.11 per month**