

Wine Valley Estates Homeowners Association

2023 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$60

Units: 32

Year to Date

	2020	2021	2022 YTD	2022	2023
	Actual	Actual	Actual	Budget	Proposed
INCOME					
Income from Dues	\$21,150.80	\$23,040.00	\$19,200.23	\$23,040.00	\$23,040.00
Capital Maintenance Assessment	\$500.00	\$500.00	\$1,500.00		
Interest	\$0.34	\$0.37	\$0.75	\$0.50	\$0.50
Violation income	\$150.00		\$50.00		
Late Fees	\$51.11	\$1,076.39	\$679.75		
Total Income	\$21,852.25	\$24,616.76	\$21,430.73	\$23,040.50	\$23,040.50
EXPENSES					
Landscape Maintenance Contract	\$6,844.43	\$4,424.78	\$6,020.00	\$7,150.00	\$7,750.00
Irrigation System Maintenance/Repair	\$4,878.07	\$3,900.60	\$5,509.50	\$5,400.00	\$5,000.00
Grounds Management	\$398.11			\$1,490.50	
Insurance	\$3,072.00	\$3,072.00	\$2,304.00	\$3,072.00	\$3,852.00
Common Electric	\$1,190.00	\$1,142.00	\$1,174.00	\$1,190.00	\$1,190.00
Office Expense	\$1,437.54	\$2,006.81	\$1,342.07	\$2,000.00	\$1,500.00
Bank Charges	\$124.94	\$97.03	\$98.71	\$190.00	\$100.00
Legal	\$10.00			\$10.00	
Accounting	\$388.44	\$71.51	\$29.00	\$48.00	\$48.00
Subtotal	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00
Total Expenses	\$18,533.53	\$14,904.73	\$16,667.28	\$20,740.50	\$19,630.00
Capital Reserve	\$1,920.00	\$1,600.00	\$1,333.33	\$2,300.00	\$2,300.00
Total Expenses	\$20,453.53	\$16,504.73	\$18,000.61	\$23,040.50	\$21,930.00
NET INCOME	\$1,398.72	\$8,112.03	\$3,430.12	\$0.00	\$1,110.50

Accounts as of October 2022:

Operating Account: \$10,842.62

Reserve Account: \$8,412.15

Total Cash Assets: \$19,254.77