

Vinters Farm HOA
Annual Budget
FY 4/1/23 thru 3/31/24

FUNDS ON HAND	BUDGET AMOUNT		ACTUAL AS OF 3/31/24		VARIANCE
Beginning of Year Checking Account Balance	\$	16,534.69			
TOTAL FUNDS ON HAND		\$ 16,534.69			
INCOME					
Annual Passments	\$	32,760.00	\$ 32,760.00		\$ -
Bank Interest (Checking Account)	\$	5.00	\$ 23.76		\$ 18.76
TOTAL INCOME		\$ 32,765.00	\$ 32,783.76		\$ 18.76
INCOME OTHER					
PASS THRU FROM INSURANCE CLAIM	\$	-	\$ 1,135.00		\$ 1,135.00
REFUND	\$	-	\$ 100.00		\$ 100.00
TOTAL INCOME		\$ -	\$ 1,235.00		\$ 1,235.00
EXPENSES					
Administrative					
Legal Fees	\$	(500.00)	\$ -		\$ 500.00
Office Supplies	\$	(125.00)	\$ (80.26)		\$ 44.74
Postage & Mailings	\$	(300.00)	\$ -		\$ 300.00
PO Box Rental	\$	(95.00)	\$ (120.00)		\$ (25.00)
Insurance	\$	(1,250.00)	\$ (1,356.84)		\$ (106.84)
Sec of State Registration Fee	\$	(20.00)	\$ (10.00)		\$ 10.00
Misc	\$	(200.00)	\$ (195.00)		\$ 5.00
SUB TOTAL		\$ (2,490.00)	\$ (1,762.10)		\$ 727.90
Utilities					
Electric	\$	(5,300.00)	\$ (4,183.48)		\$ 1,116.52
Irrigation Water	\$	(550.00)	\$ (603.13)		\$ (53.13)
SUB TOTAL		\$ (5,850.00)	\$ (4,786.61)		\$ 1,063.39
Maintenance					
Trash Bags & Pet Waste Bags	\$	(200.00)	\$ -		\$ 200.00
Irrigation Repairs & Maintenance	\$	(5,000.00)	\$ (10,037.28)		\$ (5,037.28)
Refresh rock mulch	\$	(12,000.00)	\$ (12,688.04)		\$ (688.04)
Tree/Bush replacement/trimming/removal	\$	(1,000.00)	\$ (4,225.00)		\$ (3,225.00)
Common Fence Repair - Pass Thru from Ins	\$	(1,135.00)	\$ (1,135.00)		\$ -
Common Fence Repair	\$	(3,000.00)	\$ (961.89)		\$ 2,038.11
Replace Pump House Door	\$	(350.00)	\$ (403.46)		\$ (53.46)
Replace Pump House Window(s)	\$	(300.00)	\$ (51.02)		\$ 248.98
New Dog Waste Bag Dispensers	\$	(300.00)	\$ (465.52)		\$ (165.52)
Misc Repairs	\$	(2,000.00)	\$ (616.43)		\$ 1,383.57
SUB TOTAL		\$ (25,285.00)	\$ (30,583.64)		\$ (5,298.64)
Services					
Landscape/Irrigation Service Agreement	\$	(11,148.40)	\$ (11,148.29)		\$ 0.11
Snow Removal	\$	(500.00)	\$ -		\$ 500.00
SUB TOTAL		\$ (11,648.40)	\$ (11,148.29)		\$ 500.11
Capital Improvements					
Pond Peninsula	\$	(4,000.00)	\$ -		\$ 4,000.00
SUB TOTAL		\$ (4,000.00)	\$ -		\$ 4,000.00
TOTAL EXPENSES		\$ (49,273.40)	\$ (48,280.64)		\$ 992.76

BUDGET SUMMARY

ACTUAL SUMMARY AS OF 3/31/2024

TOTAL INCOME	\$ 32,765.00	\$ 34,018.76
TOTAL EXPENSES	\$ (49,273.40)	\$ (48,280.64)
INCOME minus EXPENSES	\$ (16,508.40)	\$ (14,261.88)
CASH ON HAND AT BEGINNING OF FISCAL YEAR	\$ 16,534.69	\$ 16,534.69
PROJECTED RESIDUAL	\$ 26.29	\$ 2,272.81