

Vinters Farm HOA
Annual Budget
FY 4/1/25 thru 3/31/26

FUNDS ON HAND	BUDGET AMOUNT		ACTUAL AS OF 3/31/2026		VARIANCE	NOTE
Beginning of Year Checking Account Balance	\$	17,452.90	\$	16,908.16		
TOTAL FUNDS ON HAND	\$	17,452.90	\$	16,908.16	\$ (544.74)	
INCOME						
Annual Dues Paid	\$	32,760.00	\$	49,328.80	\$ 16,568.80	Odd amount of \$388.8 deposited on 5/30 - but some
Bank Interest (Checking Account)	\$	35.00	\$	24.36	\$ (10.64)	
TOTAL	\$	32,795.00	\$	49,353.16	\$ 16,558.16	
INCOME OTHER						
PASS THRU FROM INSURANCE CLAIM	\$	-	\$	-		
Transfer from Reserves	\$	1,300.00	\$	3,000.00	\$ 1,700.00	Pulled \$3k out of
REFUND	\$	150.00	\$	50.00	\$ (100.00)	
TOTAL	\$	1,450.00	\$	3,050.00	\$ 1,600.00	
TOTAL INCOME	TOTAL INCOME	\$ 32,765.00	TOTAL INCOME	\$ 52,403.16		
EXPENSES						
Administrative						
Legal Fees	\$	-	\$	-		
Office Supplies	\$	150.00	\$	-	\$ 125.00	
Postage & Mailings	\$	300.00	\$	355.19	\$ 55.19	Only charge for mailing meeting notices
PO Box Rental	\$	125.00	\$	-	\$ (125.00)	Haven't been charged this fee yet
Insurance	\$	2,700.00	\$	4,956.00	\$ 1,128.00	Came in lower than expected
Sec of State Registration Fee	\$	10.00	\$	-	\$ (10.00)	Included in next line item
Taxes	\$	-	\$	760.70	\$ 760.70	Taxes include 2 checks cashed by our gov't, one with
Misc	\$	400.00	\$	-	\$ (400.00)	Didn't spend any misc
SUB TOTAL	\$	3,685.00	\$	6,071.89	\$ 2,386.89	\$313 under budget
Utilities						
Electric	\$	5,000.00	\$	4,115.69	\$ (884.31)	Came in under budget
Irrigation Water	\$	650.00	\$	-	\$ (650.00)	
SUB TOTAL	\$	5,650.00	\$	4,115.69	\$ (1,534.31)	
Maintenance						
Trash Bags & Pet Waste Bags	\$	600.00	\$	-	\$ (600.00)	Included in misc repairs
Irrigation Repairs & Maintenance	\$	5,000.00	\$	15,899.50	\$ 10,899.50	Underestimated by \$11k - total maintenance \$15899
Misc Repairs	\$	4,000.00	\$	1,876.63	\$ (2,123.37)	Underestimated but ran out of money for anything n
Cat-tail Maintenance	\$	1,000.00	\$	-		Added rocks, removed graffiti, removed falling fence
	\$	-	\$	-		
SUB TOTAL	\$	8,000.00	\$	17,776.13	\$ 7,420.39	Extensive repairs this year
Services						
Landscape/Irrigation Service Agreement	\$	17,000.00	\$	24,299.87	\$ 7,299.87	Deep Creek billed from 2024 unpaid due \$6012.65 a
Snow Removal	\$	-	\$	-		
SUB TOTAL	\$	17,000.00	\$	24,299.87	\$ 7,299.87	
Capital Improvements						
	\$	-				
SUB TOTAL	\$	-	\$	-		\$6k Deep Creek Mistake; pulled \$3k from reserve; \$7k underestimated repairs and maintenance; overestimated several other small ticket items
TOTAL EXPENSES	\$	34,335.00	TOTAL EXPENSES	\$ 52,263.58		

BUDGET SUMMARY PROJECTED

TOTAL INCOME	\$	34,245.00
TOTAL EXPENSES	\$	34,335.00
INCOME minus EXPENSES	\$	(90.00)
CASH ON HAND AT BEGINNING OF FISCAL YEAR	\$	17,452.90
PROJECTED RESIDUAL	\$	17,362.90

BUDGET SUMMARY ACTUAL

TOTAL INCOME	\$	52,403.16
TOTAL EXPENSES	\$	52,263.58
INCOME minus EXPENSES	\$	139.58
CASH ON HAND AT BEGINNING OF	\$	16,908.16
ACTUAL RESIDUAL	\$	17,047.74

VARIANCE TOTALS

Budgeted Income	\$	32,765.00
Actual Income	\$	52,403.16
Difference	\$	19,638.16
Budgeted Expenses	\$	34,335.00
Actual Expenses	\$	52,263.58
Difference	\$	17,928.58