

Vinters Farm HOA
Annual Budget Proposal
FY 4/1/26 thru 3/31/27

FUNDS ON HAND	BUDGET AMOUNT	
Beginning of Year Checking Ac	\$ 16,908.16	
TOTAL FUNDS ON HAND	\$ 16,908.16	
INCOME		
Annual Assessments	\$ 36,400.00	Included in "on hand" some of the dues deposited already
Bank Interest (Checking Account)	\$ 20.00	
TOTAL	\$ 36,420.00	
INCOME OTHER		
PASS THRU FROM INSURANCE	\$ -	
Transfer from Reserves	\$ 2,000.00	
REFUND	\$ 50.00	
TOTAL	\$ 2,050.00	

TOTAL INCOME	TOTAL INCOME	\$ 38,470.00
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EXPENSES		
Administrative		
Legal Fees	\$ 3,000.00	
Office Supplies	\$ 150.00	
Postage & Mailings	\$ 500.00	
PO Box Rental	\$ 80.00	
Insurance	\$ 2,478.00	
Sec of State Registration Fee	\$ 25.00	
Taxes	\$ -	
Misc	\$ 400.00	
SUB TOTAL	\$ 6,633.00	
Utilities		
Electric	\$ 5,000.00	
Irrigation Water	\$ 700.00	
SUB TOTAL	\$ 5,700.00	
Maintenance		
Trash Bags & Pet Waste Bag	\$ 600.00	
Irrigation Repairs & Maintenance	\$ 15,000.00	
Misc Repairs	\$ 2,000.00	
Cat-tail Maintenance	\$ -	
	\$ -	
SUB TOTAL	\$ 17,600.00	
Services		
Landscape/Irrigation Service	\$ 17,107.00	
Snow Removal	\$ 1,000.00	
SUB TOTAL	\$ 18,107.00	
Capital Improvements		
	\$ -	
SUB TOTAL	\$ -	
TOTAL EXPENSES	\$ 48,040.00	

BUDGET SUMMARY PROJECTED		
TOTAL INCOME	\$ 38,470.00	
TOTAL EXPENSES	\$ 48,040.00	
INCOME minus EXPENSES	\$ (9,570.00)	

CASH ON HAND AT BEGINNING OF FY 2026 \$ 16,218.16
PROJECTED RESIDUAL \$ (9,570.00)

RESERVE ACCOUNT

Date	Transaction Description	Debit	Credit	Interest	Balance
4/30/2025	Interest Paid			\$ 69.19	\$49,876.56
6/1/2025	Interest Paid			\$ 73.89	\$49,950.45
6/30/2025	Interest Paid			\$ 67.07	\$50,017.52
7/31/2025	Interest Paid			\$ 71.80	\$50,089.32
9/1/2025	Interest Paid			\$ 73.70	\$50,163.02
9/30/2025	Interest Paid			\$ 64.24	\$50,227.26
11/2/2025	Interest Paid			\$ 66.30	\$50,293.56
11/30/2025	Interest Paid			\$ 55.86	\$50,349.42
12/31/2025	Interest Paid			\$ 61.58	\$50,411.00
2/1/2026	Interest Paid			\$ 63.64	\$50,474.64
2/6/2026	Deposit to checking	-\$1,000.00		\$ -	\$49,474.64
2/24/2026	Deposit to checking	-\$2,000.00		\$ -	\$47,474.64
3/1/2026	Interest Paid			\$ 52.05	\$47,526.69
3/31/2026	Interest Paid			\$ 39.06	\$47,565.75
Balanced 4/1/26	Fiscal Year 25-26 Ending	-3000	0	758.38	47565.75

\$500 dues x 91 houses show Estimated expenses Residual 2027
 \$45,500 \$ 48,040.00 (\$2,540.00)
 Includes pulling \$2000 from reserves

IF we have the same amount of maintenance this year, we will have to pull \$4.5k from reserves to cover even after increase in dues to \$500