

Wine Valley Estates Homeowners Association

2024 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$66.00 Effective Jan. 1, 2024

Units: 32

	2021	2022	2023	2023	2024
	Actual	Actual	YTD	Budget	Proposed
INCOME					
Income from Dues	\$23,040.00	\$23,040.23	\$18,508.00	\$23,040.00	\$25,344.00
Capital Maintenance Assessment	\$500.00	\$2,000.00	\$500.00		
Interest	\$0.37	\$3.30	\$15.42	\$0.50	\$0.50
Violation/Fees/Fines	\$1,076.39	\$895.35	\$153.56		
TOTAL INCOME	\$24,616.76	\$25,938.88	\$19,176.98	\$23,040.50	\$25,344.50
EXPENSES					
Landscape Maintenance Contract	\$4,424.78	\$7,740.00	\$7,000.00	\$7,750.00	\$9,500.00
Irrigation System Maintenance/Repair	\$3,900.60	\$5,769.50	\$10,636.93	\$5,000.00	\$5,800.00
Management	\$3,072.00	\$3,137.00	\$3,210.00	\$3,852.00	\$4,452.00
Insurance	\$1,142.00	\$1,174.00	\$1,174.00	\$1,190.00	\$1,174.00
Common Electric	\$2,006.81	\$1,428.40	\$1,028.65	\$1,500.00	\$1,500.00
Office Expense	\$97.03	\$98.71	\$209.25	\$100.00	\$250.00
Legal/SOS/DORA/Prof. Services	\$71.51	\$39.00	\$330.00	\$48.00	\$48.00
Accounting	\$190.00	\$190.00	\$190.00	\$190.00	\$250.00
Capital Reserve	\$1,600.00	\$2,300.00		\$2,300.00	\$2,300.00
TOTAL EXPENSES	\$16,504.73	\$21,876.61	\$23,778.83	\$21,930.00	\$25,274.00
NET INCOME	\$8,112.03	\$4,062.27	-\$4,601.85	\$1,110.50	\$70.50

Account Balances YTD, 2023:

Operating Account: \$3,519.04

Reserve Account: \$6,724.44

Total Cash Assets: \$10,243.48