

Wine Valley Estates Homeowners Association

2026 ANNUAL BUDGET - Approved

Monthly Dues: \$66.00

Units: 32

	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
INCOME				
Income from Dues	\$22,911.00	\$16,371.00	\$25,344.00	\$25,344.00
Special Assessment	\$5,244.00	\$94.00		
Capital Maintenance Assessment		\$1,000.00	\$500.00	\$500.00
Interest	\$94.18	\$9.74	\$70.00	\$10.00
Violation/Fees/Fines		-\$60.00		
TOTAL INCOME	\$28,249.18	\$17,414.74	\$25,914.00	\$25,854.00
EXPENSES				
Landscape Maintenance Contract	\$8,825.00	\$3,120.00	\$5,615.00	\$5,915.00
Irrigation System Maintenance/Repair	\$6,419.00	\$4,802.98	\$6,000.00	\$6,000.00
Management	\$4,452.00	\$2,597.00	\$4,452.00	\$5,000.00
Insurance	\$1,227.00	\$861.00	\$1,250.00	\$1,250.00
Common Electric	\$1,179.16	\$839.21	\$1,250.00	\$1,200.00
Office & Meeting Expense	\$716.39	\$333.45	\$500.00	\$550.00
Legal/SOS/DORA/Prof. Services	\$303.00		\$53.00	\$53.00
Accounting	\$250.00	\$279.25	\$250.00	\$250.00
Bank Fee/s			\$1.00	\$1.00
Capital Reserve			\$2,500.00	\$2,500.00
TOTAL EXPENSES	\$23,371.55	\$12,832.89	\$21,871.00	\$22,719.00
NET INCOME	\$4,877.63	\$4,581.85	\$4,043.00	\$3,135.00

Account Balances YTD, 2025:

Operating Account: \$15,972.76

Reserve Account: \$2,297.05

Total Account Balances: \$18,269.81