

Wine Valley Estates Homeowners Association

2027 ANNUAL BUDGET - Approved

Monthly Dues: \$70.00 Effective 1/1/2027

Units: 32 (Previous Dues \$66/Month)

	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed
INCOME				
Income from Dues	\$24,595.00	\$22,935.66	\$25,344.00	\$26,880.00
Special Assessment	\$114.00	\$188.00		
Capital Maintenance Assessment	\$1,000.00	\$1,000.00	\$500.00	\$500.00
Interest	\$16.68	\$12.96	\$10.00	\$13.00
Postage Reimbursement	\$38.04	\$85.01		
NSF Reimbursement	\$35.00			
Professional Services	\$25.00			
Maintenance Reimbursement		\$398.11		
Legal Fee Owner Reimbursement		\$190.00		
Violation/Fees/Fines		\$6,325.00		
TOTAL INCOME	\$25,823.72	\$31,134.74	\$25,854.00	\$27,393.00
EXPENSES				
Landscape Maintenance Contract	\$5,616.00	\$5,336.33	\$5,915.00	\$7,650.00
Irrigation System Maintenance/Repair	\$4,802.98	\$3,621.50	\$6,000.00	\$6,000.00
Management	\$4,634.68	\$2,916.69	\$5,000.00	\$5,167.00
Insurance	\$1,227.00	\$861.00	\$1,250.00	\$1,250.00
Common Electric	\$1,549.13	\$741.29	\$1,200.00	\$1,500.00
Office & Meeting Expense	\$775.90	\$242.56	\$550.00	\$350.00
Legal/SOS/DORA/Prof. Services	\$300.00	\$44.00	\$53.00	\$53.00
Accounting	\$279.25	\$300.00	\$250.00	\$300.00
Bad Debt		\$6,260.20		
Bank Fee/s			\$1.00	
Capital Reserve		\$1,666.67	\$2,500.00	\$2,880.00
TOTAL EXPENSES	\$19,184.94	\$21,990.24	\$22,719.00	\$25,150.00
NET INCOME	\$6,638.78	\$9,144.50	\$3,135.00	\$2,243.00

Account Balances YTD, 8/13/26:

Operating Account: \$24,573.91
 Reserve Account: \$6,464.38