

Wine Valley Estates Homeowners Association

2025 ANNUAL BUDGET - APPROVED

Monthly Dues: \$66.00

Units: 32

	2022	2023	2024	2024	2025
	Actual	Actual	YTD	Budget	Proposed
INCOME					
Income from Dues	\$23,040.23	\$24,938.50	\$15,141.00	\$25,344.00	\$25,344.00
Capital Maintenance Assessment	\$2,000.00	\$500.00	\$4,826.00		\$500.00
Interest	\$3.30	\$20.06	\$65.92	\$0.50	\$70.00
Violation/Fees/Fines	\$895.35				
TOTAL INCOME	\$25,938.88	\$25,458.56	\$20,032.92	\$25,344.50	\$25,914.00
EXPENSES					
Landscape Maintenance Contract	\$7,740.00	\$9,000.00	\$4,825.00	\$9,500.00	\$5,615.00
Irrigation System Maintenance/Repair	\$5,769.50	\$14,158.55	\$6,419.00	\$5,800.00	\$6,000.00
Management	\$3,137.00	\$3,360.00	\$2,597.00	\$4,452.00	\$4,452.00
Insurance	\$1,174.00	\$1,246.00	\$861.00	\$1,174.00	\$1,250.00
Common Electric	\$1,428.40	\$1,065.54	\$467.86	\$1,500.00	\$1,250.00
Office Expense	\$98.71	\$340.92	\$435.90	\$250.00	\$500.00
Legal/SOS/DORA/Prof. Services	\$39.00	\$330.00	\$53.00	\$48.00	\$53.00
Accounting	\$190.00	\$190.00	\$250.00	\$250.00	\$250.00
Bank Fee/s		\$1.00			\$1.00
Capital Reserve	\$2,300.00		\$1,533.33	\$2,300.00	\$2,500.00
TOTAL EXPENSES	\$21,876.61	\$29,692.01	\$17,442.09	\$25,274.00	\$21,871.00
NET INCOME	\$4,062.27	-\$4,233.45	\$2,590.83	\$70.50	\$4,043.00

Account Balances YTD, 2024:

Operating Account: \$10,377.08

Reserve Account: \$2,272.73

Total Cash Assets: \$12,649.81