

## VCA 2021 Approved Budgets

9-16-2020

TO: Vineyards Neighborhood Associations

The 2021 V.C.A. Approved budgets sheets are enclosed.

The 2021 budgets were passed by the Board at the September 9<sup>th</sup>, 2020 budget meeting the yearly assessment amounts will be as follows for 2021.

<u>Total Cost per Home:</u>	<u>2020</u>	<u>2021</u>	<u>Net change</u>
Master: All Homes	\$ 1,940.00	\$ 1,831.00	\$ (109.00)
Access Control/Gates	\$ 2,358.00	\$ 2,310.00	\$ (48.00)
Silver Oaks Blvd.	\$ 2,516.00	\$ 2,474.00	\$ (42.00)
Vintage Colony Blvd.	\$ 2,490.00	\$ 2,447.00	\$ (43.00)

Sincerely,

Thomas Large  
PMP Management Co.

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**VCA Master Association  
Assessments for 2021**

	<u>Quarterly</u>	<u>Yearly</u>	
Master Association Fee	\$457.00	\$1,831.00	Those homes without gate access off Vineyards Blvd
Access Control	\$119.75	\$479.00	Charged to communities behind the gates
Silver Oaks Blvd.	\$41.00	\$164.00	Charged to Napa Ridge Patio, Napa Ridge Villas, San Miguel, San Rafael, Silver Oaks, Sonoma Lake and Villa Verona
Vintage Colony Blvd.	\$34.25	\$137.00	Charged to Camelot Park, Glen Lakes Estates, Villa Florenza, Regency Reserve, Avellino Isles and Venezia Grande

<u>Combined Totals</u>	<u>Quarterly</u>	<u>Yearly</u>	
Master Association Fee	\$457.00	\$1,831.00	Those homes without gate access off Vineyards Blvd
Master Fee + Access Control	\$576.75	\$2,310.00	Charged to communities behind the gates
Master Fee + Access Control + Silver Oaks Blvd	\$617.75	\$2,474.00	Charged to Napa Ridge Patio, Napa Ridge Villas, San Miguel, San Rafael, Silver Oaks, Sonoma Lake and Villa Verona
Master Fee + Access Control + Vintage Colony Blvd	\$611.00	\$2,447.00	Charged to Camelot Park, Glen Lakes Estates, Villa Florenza, Regency Reserve, Avellino Isles and Venezia Grande

<u>Total Cost per Home:</u>	<u>2020</u>	<u>2021</u>	<u>Net change</u>
Master: All Homes	\$ 1,940.00	\$ 1,831.00	\$ (109.00) Less
Access Control/Gates	\$ 2,358.00	\$ 2,310.00	\$ (48.00) Less
Silver Oaks Blvd.	\$ 2,516.00	\$ 2,474.00	\$ (42.00) Less
Vintage Colony Blvd.	\$ 2,490.00	\$ 2,447.00	\$ (43.00) Less

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**Summit-Broad-Band Monthly Communication Cost**

Basis Cable TV and digital Plus 1-set top box	53.04
Internet	23.99
Phone Lines	8.00
NAC Fee	0
Taxes, FCC fees, 911 fees	7.33
	<hr/>
	92.36

Yearly = \$ 1,108.32 for Summit Services.                      1,108.32

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	Yearly Amount	Quarterly Amount
VCA Master	\$ 723.00	\$ 180.75
Access control	\$ 479.00	\$ 119.75
Silver Oaks Blvd.	\$ 164.00	\$ 41.00
Vintage Colony Blvd.	\$ 137.00	\$ 34.25

**Lake Maintenance Budget 2021**

8/11/2020 SRC

2021 proposal from Superior Waterway Services \$ 5,700.00 monthly for the VCA Associations and The Vineyards Country Club (VCC). This is the same price as the previous three years.

Midge Fly treatments are estimated at 24,000.00 per year for all lakes including the VCC Lakes. Add a contingency for extra services for 2021 such as fish or extra treatments beyond the contract of \$ 5,000.00. for the total budget; service, contingency and midge fly = \$ 97,400.00. .85 per LF

Lake #	Benefit/Ownership	Percentage	Perimeter Length	Individual share of Perimeter Length	Rate Per LF .85 Cents per ft
1	VCA	100%	5850	5850	\$ 4,972.50
2	VCA	100%	2400	2400	\$ 2,040.00
3	Vineyards Country Club	100%	900	900	\$ 765.00
4	Vineyards Country Club	100%	900	900	\$ 765.00
5	Vineyards Country Club	100%	1000	1000	\$ 850.00
6	Vineyards Country Club	100%	2460	2460	\$ 2,091.00
7	Vineyards Country Club	50%	4200	2100 of 4200	\$ 1,785.00
7	Bellerive	50%		2100 of 4200	\$ 1,785.00
8	Vineyards Country Club	50%	1950	975 of 1950	\$ 828.75
8	Valley Oak	50%		975 of 1950	\$ 828.75
9	Vineyards Country Club	100%	1560	1560	\$ 1,326.00
10	Vineyards Country Club	50%	3000	1500 of 3000	\$ 1,275.00
10	Valley Oak	50%		1500 of 3000	\$ 1,274.00
11	Vineyards Country Club	100%	3300	3300	\$ 2,805.00
12	Valley Oak	50%	8850	4425 of 8850	\$ 3,761.25
12	Silver Oaks	12.50%		1106.25 of 8850	\$ 940.31
12	Napa Ridge	12.50%		1106.25 of 8850	\$ 940.31
12	San Miguel	12.50%		1106.25 of 8850	\$ 940.31
12	Sonoma Lake	12.50%		1106.25 of 8850	\$ 940.31
13	VCA	33%	1350	450 of 1350	\$ 382.50
13	Oak Colony	33%		450 of 1350	\$ 382.50
13	Hammock Master	33%		450 of 1350	\$ 382.50
14	VCA	60%	2850	1710	\$ 1,453.50
14	Erin Lake	20%		570	\$ 484.50
14	Hammock Master	20%		570	\$ 484.50
15	Vineyards Country Club	50%	1200	600 of 1200	\$ 510.00
15	Laguna Royal	50%		600 of 1200	\$ 510.00
16	Vineyards Country Club	50%	1500	750 of 1500	\$ 637.50
16	Vista Point	50%		750 of 1500	\$ 637.50
17	Vineyards Country Club	35%	3000	1050 of 3000	\$ 892.50
17	Vintage Reserve	50%		1500 of 3000	\$ 1,275.00
17	Vista Pointe	15%		450 of 3000	\$ 382.50
18	Vineyards Country Club	40%	7350	2940 of 7350	\$ 2,499.00
18	Avellino Isles	40%		2940 of 7350	\$ 2,499.00
18	Regency Reserve	20%		1470 of 7350	\$ 1,249.50
19	Vineyards Country Club	100%	1950	1950	\$ 1,657.50
20	Vineyards Country Club	100%	1650	1650	\$ 1,402.50
21	Vineyards Country Club	100%	1500	1500	\$ 1,275.00
22	Vineyards Country Club	13%	10200	1329 of 10200	\$ 1,129.65
22	Wedgewood	29%		2957 of 10200	\$ 2,513.45

22	Palo Verde	29%		2957 of 10200	\$ 2,513.45
22	Terracina	29%		2957 of 10200	\$ 2,513.45
23	Vineyards Country Club	100%	1550	1550	\$ 1,317.50
24	Vineyards Country Club	25%	2300	566 of 2300	\$ 481.10
24	Villa Florenza	50%		1168 of 2300	\$ 992.80
24	Venezia Grande	25%		566 of 2300	\$ 481.10
25	Vineyards Country Club	24%	5500	1369 of 5500	\$ 1,163.65
25	Tierra Lago	38%		2065 of 5500	\$ 1,755.25
25	Wedgewood	38%		2065 of 5500	\$ 1,755.25
26	Vineyards Country Club	100%	1200	1200	\$ 1,020.00
27	VCA	33%	1200	400 of 1200	\$ 340.00
27	Villa Vistana	33%		400 of 1200	\$ 340.00
27	Agusta Falls	33%		400 of 1200	\$ 340.00
28	VCA	50%	2100	1050 of 2100	\$ 892.50
28	Fountainhead	50%		1050 of 2100	\$ 892.50
29	Arbor Glen	100%	5538	5538	\$ 4,707.30
30	Agusta Falls	50%	4000	2000 of 4000	\$ 1,700.00
30	Fountainhead	50%		2000 of 4000	\$ 1,700.00
31	Clubsid Reserve	100%	975	975	\$ 828.75
32	Terracina	100%	2000	2000	\$ 1,700.00
33	Glen Lakes Estates	100%	1350	1350	\$ 1,147.50
34	Regency Reserve	100%	1350	1350	\$ 1,147.50
35	Clubsid Reserve	50%	2600	1300 of 2600	\$ 1,105.00
35	Bellerive	50%		1300 of 2600	\$ 1,105.00
36	Hammock Master	100%	1998	1998	\$ 1,698.30
37	Hammock Master	100%	2984	2984	\$ 2,536.40
38	Hammock Master	100%	3732	3732	\$ 3,172.00
39	Hammock Master	100%	1823	1823	\$ 1,549.55
40	Hammock Master	100%	1758	1758	\$ 1,494.30
41	Venezia Grande	100%	1314	1314	\$ 1,116.90
			114192		\$ 97,061.14

Using .85 we end up invoicing out \$ 97,061.24 for the year.

Of the total 114192 feet of shore line within the Vineyards, approximately 31332 ft belongs to the Vineyards Country Club and 82870 ft is shared between the VCA and the various Associations. a 75/25 split. The lake behind the Avellino Isles clubhouse is under a separate contract and not included in the LF as are the lakes at Tuscany and Concord Communities also under separate contracts with the same service company.

## Lake Maintenance Cost for each entity for 2021

The following is a detail of the yearly cost for each Association, the VCC and the VCA.

<u>Name of Association</u>	<u>Lake # (s)</u>	<u>Yearly Cost</u>
VCA	1, 2, 13, 14, 27, & 28	\$ 10,081.00
VCC	3,4,5,6,7,8,9,10,11,15,16,17,18, 19,20,21,22,23,24,25 & 26	\$ 26,476.65
Bellerive	7 & 35	\$ 2,890.00
Valley Oak	8, 10 & 12	\$ 5,864.00
Silver Oaks	12	\$ 940.31
Napa Ridge Villas	12	\$ 940.31
San Miguel	12	\$ 940.31
Sonoma Lake	12	\$ 940.31
Oak Colony	13	\$ 382.50
Hammock Isles Master	13,14,36,37, 38, 39 & 40	\$ 11,317.55
Erin Lake	14	\$ 484.50
Laguna Royal	15	\$ 510.00
Vista Point	16 & 17	\$ 1,020.00
Vintage Reserve	17	\$ 1,275.00
Avellino Isles	18	\$ 2,499.00
Regency Reserve	18 & 34	\$ 2,397.00
Palo Verde	22	\$ 2,513.45
Terracina	22 & 32	\$ 4,213.45
Villa Florenza	24	\$ 992.80
Venezia Grand	24 & 41	\$ 1,598.00
Tierra Lago	25	\$ 1,755.25
Wedgewood	22 & 25	\$ 4,268.70
Villa Vistana	27	\$ 340.00
Agusta Falls	27 & 30	\$ 2,040.00
Fountainhead	28 & 30	\$ 2,592.50
Arbor Glen	29	\$ 4,707.30
Clubside Reserve	31 & 35	\$ 1,933.75
Glen Lakes Estates	33	\$ 1,147.50
		\$ 97,061.14

The VCC is billed monthly at \$ 2,206.39 per month for it's share of the lake maintenance.

**Vineyards Community Association, Inc. - Master Budget**

**Board of Director's 2021 Approved Budget**

# of units = 2727

**For the Period of January 1, 2021 through December 31, 2021**

	2020 Budget	YTD - Actual 6/30/2020	Estimated 12/31/2020	2021 Approved Budget
Maintenance Fee - VCA	\$ 2,283,119	\$ 1,143,240	\$ 2,283,119	\$ 1,925,720
Reserve - Assessment VCA	\$ 45,000	\$ 21,776	\$ 45,000	\$ 46,000
Bulk TV/Communications Fees	\$ 2,927,892	\$ 1,469,552	\$ 2,927,892	\$ 3,010,197
Credits for Liened Accounts		\$ (1,880)	\$ (3,660)	
Interest Income - Reserves		\$ 5,875	\$ 11,750	
Interest Income - Operating		\$ 10	\$ 20	
Miscellaneous Income			\$ -	
Late Charge Fees / Interest			\$ -	
Prior Year Surplus (Deficit)	\$ -		\$ -	
<b>Total Income</b>	<b>\$ 5,256,011</b>	<b>\$ 2,638,573</b>	<b>\$ 5,264,121</b>	<b>\$ 4,981,918</b>
<b>Expenses</b>				
<b>Administrative Expenses</b>				
Community Activities	\$ 30,000	\$ 16,220	\$ 29,000	\$ 30,000
Management / Bookkeeping	\$ 218,545	\$ 109,273	\$ 218,545	\$ 218,545
Office Expense	\$ 10,000	\$ 4,206	\$ 9,400	\$ 10,000
Postage / Duplicating	\$ 3,500	\$ 2,519	\$ 4,300	\$ 4,500
Corporate Filing Fee	\$ 61	\$ 61	\$ 61	\$ 61
Vineyards Radio	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100
Website Hosting VCAMasters.com	\$ 3,000	\$ 780	\$ 1,800	\$ 2,400
Taxes/Licenses/Dues	\$ 500	\$ 36	\$ 36	\$ 400
<b>Total Administrative Expenses</b>	<b>\$ 266,706</b>	<b>\$ 134,195</b>	<b>\$ 264,242</b>	<b>\$ 267,006</b>
<b>Professional Fees</b>				
Legal/Accounting	\$ 30,000	\$ 38,754	\$ 50,000	\$ 30,000
Lake Drainage Engineering	\$ 2,500	\$ 480	\$ 1,440	\$ 2,000
Insurance Package & Appraisal	\$ 32,000	\$ 37,853	\$ 32,000	\$ 36,000
<b>Total Professional Fees</b>	<b>\$ 64,500</b>	<b>\$ 77,087</b>	<b>\$ 83,440</b>	<b>\$ 68,000</b>
<b>Utilities</b>				
Electricity	\$ 63,000	\$ 29,042	\$ 60,000	\$ 63,000
Bulk TV/Communications Fees	\$ 2,927,892	\$ 1,454,395	\$ 2,927,892	\$ 3,010,197
Irrigation Water	\$ 185,000	\$ 82,132	\$ 180,000	\$ 185,000
<b>Total Utilities</b>	<b>\$ 3,175,892</b>	<b>\$ 1,565,569</b>	<b>\$ 3,167,892</b>	<b>\$ 3,258,197</b>
<b>Grounds Maintenance</b>				
Landscape Contract w/irrigation check	\$ 956,713	\$ 478,357	\$ 956,713	\$ 985,414
Landscaping Replacement	\$ 100,000	\$ 19,943	\$ 100,000	\$ 110,000
Annuals / Replacement	\$ 36,000	\$ 13,613	\$ 36,000	\$ 36,000
Irrigation Repairs	\$ 10,000	\$ 5,504	\$ 10,000	\$ 10,000
Lake Fountains Maintenance Contract	\$ 2,400	\$ 1,063	\$ 2,400	\$ 2,400
Lake Fountains Repairs	\$ 4,000	\$ 3,638	\$ 4,000	\$ 4,000
Lake Drainage Inspections & Repairs	\$ 10,000	\$ 25,484	\$ 25,484	\$ 10,000
Roadway Sign Maintenance	\$ 3,500	\$ 1,912	\$ 2,500	\$ 3,500
Lake Maintenance	\$ 10,300	\$ (5,183)	\$ 10,300	\$ 10,300
Lake & Shoreline Plants	\$ 10,000	\$ -	\$ -	\$ 10,000
Electrical/Lighting Repairs	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Perimeter Fencing, Walls	\$ 2,500	\$ 358	\$ 1,000	\$ 2,500
Entrance Signs & Monument Maint	\$ 3,000	\$ 60	\$ 3,000	\$ 3,000
Power washing Park and Monuments	\$ 1,000	\$ -	\$ 1,000	\$ 1,100
Roadway Maintenance	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Uninsured Loss & Deductibles	\$ 50,000	\$ -	\$ -	\$ 50,000
Storm Clean Up/Emergency Fund	\$ 400,000	\$ -	\$ -	\$ -
Contingency	\$ 100,000	\$ -	\$ -	\$ 100,000
<b>Total Grounds Maintenance</b>	<b>\$ 1,703,913</b>	<b>\$ 544,749</b>	<b>\$ 1,156,897</b>	<b>\$ 1,342,714</b>
<b>Total Operating Expenses</b>	<b>\$ 5,211,011</b>	<b>\$ 2,321,600</b>	<b>\$ 4,672,471</b>	<b>\$ 4,935,918</b>
Reserves	\$ 45,000	\$ 28,375	\$ 45,000	\$ 46,000
<b>Total Common Expenses</b>	<b>\$ 5,256,011</b>	<b>\$ 2,349,975</b>	<b>\$ 4,717,471</b>	<b>\$ 4,981,918</b>

**Vineyards Community Association, Inc. - Master Budget**  
**2021 Approved Budget**  
**Reserve & Assessment Schedule**  
**For the Period of January 1, 2021 through December 31, 2021**

As of 8/11/2020

2727 units pay into the VCA Budgets.  
 2716 units pay for Summit Broadband

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating Assessment	706	177	59
Reserve Assessment	17	4	1
	<u>723</u>	<u>181</u>	<u>60</u>
2021 Bulk Communication Fees	1,108	277	92
Total Assessments & Cable Due	<u>1,831</u>	<u>458</u>	<u>153</u>

1 Owner in old Valley Oak who is not part of the Valley Oak Association, the 8 VCC units that are not required to pay into the Bulk communication portion of the VCA assessments, and two parcels that were combined. with other lots to make one lot in both Arbor Glenn and Terracina.

**Summit-Broad-Band Monthly Communication Cost**

Basis Cable TV and digital Plus 1-set top box	53.04
Internet	23.99
Phone Lines	8.00
NAC Fee	0.00
Taxes, FCC fees, 911 fees	7.33
<u>Monthly Service cost =</u>	<u>92.36</u>

Yearly Summit Services = 1,108.32

# VCA Master - 2021 Pooled Reserve Budget

Inflation of Replacement Costs = 3.00%      Growth of CD Invested = 1.00%

Replacement Items	Estimated Values		Calendar Years 2021-2051														
	Cost in 2020	Life (years) Total      Remain	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Site Fencing (Chain Link) 11,400 LF	210,988	40      15															319
Trellises-Repairs/Replace (2) at park	11,593	15      1	12														
Signs/Monuments-Refurbish/Repair	5,666	10      4				6											
Signs/Monuments-Renovate/Replace	60,862	30      10									79						8
Directional/Street Signs-Replace (86)	34,725	20      12												48			
Pole Lights - Elec-Replace (8 at park)	7,426	20      1	7														
Lake Fountains -Repair (5)	79,568	15      5					90										
Lake Maintenance, Littorals/bank repairs.	109,273	10      6					127										
Drainage/Lake Pipe Repairs & Maint	106,090	10      8							130								
Fiber Cable Boxes & related items	50,000	15      8							61								
Sidewalk at park and to Gate houses	5,000	10      4				5										7	
Deferred Maint and Capital Improvements	10,000	7      5					11						14				
<b>Total Projected Expenditures</b>	<b>691,190</b>		19	0	0	11	101	127	0	191	0	79	0	62	0	15	319
<b>Beginning balance</b>	-		657	691	744	798	841	794	721	775	636	689	662	715	706	760	798
<b>Expenses during the year (subtracted)</b>			19	0	0	11	101	127	0	191	0	79	0	62	0	15	319
<b>Funding during the year (added)</b>	<b>46,000</b>		46	46	46	46	46	46	46	46	46	46	46	46	46	46	46
<b>Ending Balance</b>	<b>30,118</b>	<b>Lowest Balance =</b>	684	737	790	833	787	714	767	630	682	655	708	699	752	791	525

Reserve replacement cost and estimated remaining useful lives are projections based on estimates. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow, or delay repairs and replacement until funds are available.

Added a 3% inflation Factor to Expenses.      Concrete Sidewalks, Signs/monuments, lake maintenance drainage, fiber boxes are estimated amounts and not assumed to be amounts needed for total replacement but rather they are considered to be adequate amounts to cover significant, limited repairs or replacement.

**Notes for 2021**

Reduced the Fiber Cable Boxes to 50,000; No increase for sidewalk at park or Deferred Maint & Capital Improvements; we added five additional years of life to the lake fountains as they are not all the same age.

## VCA Master - 2021 Pooled Reserve Budget

-off		Thousands of Dollars														
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
18																28
									11							
				13												
				140												
170										229						
			175										236			
								96								
									10							
				17							21					
188	0	175	17	140	13	0	96	21	0	250	0	236	0	0	0	28
531	392	443	316	349	258	293	343	296	324	374	172	220	30	77	124	
188	0	175	17	140	13	0	96	21	0	250	0	236	0	0	28	
46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46
388	438	313	345	255	290	339	293	321	370	170	218	30	76	123	142	

**Vineyards Community Association - VCA Access Control**

**Board of Director's 2021 Approved Budget**

# of Units = 1735

For the Period of January 1, 2021 through December 31, 2021

	2020 Budget	Actual 6/30/2020	Estimated 12/31/2020	2021 Approved Budget
<b>Revenue</b>				
Access Control Assessments	649,101	326,180	649,101	755,210
Reserve Assessments	75,000	38,170	75,000	75,000
Interest Income Operating Acct				
Interest Income Reserve funds		294	588	
Prior Year Surplus (Deficit)	170,000	-	170,000	100,000
<b>Total Revenue</b>	<b>894,101</b>	<b>364,644</b>	<b>894,689</b>	<b>930,210</b>
<b>Expenses</b>				
<b>Administrative Expenses</b>				
Access Control (Payroll & Benefits)	600,000	302,987	604,000	630,000
Office Expense/Supplies	6,500	2,999	6,000	6,500
Educational activities/conferences	1,200		400	800
Uniform Expense	3,000	723	2,000	3,000
<b>Total Administrative Expenses</b>	<b>610,700</b>	<b>306,709</b>	<b>612,400</b>	<b>640,300</b>
<b>Insurance</b>				
Auto Insurance (Included in Package)	2,000	1,466	1,466	1,750
Gate Houses/Bldgs.-equipment Insurance	11,000	10,000	11,000	16,000
Workmen Comp	16,000	8,749	16,000	16,000
<b>Total Insurance Expenses</b>	<b>29,000</b>	<b>20,215</b>	<b>28,466</b>	<b>33,750</b>
<b>Utilities</b>				
Electricity	10,500	4,203	9,500	10,000
Telephone(s)	4,250	2,522	4,600	4,800
Water/Sewer	3,200	1,459	3,000	3,200
<b>Total Utility Expenses</b>	<b>17,950</b>	<b>8,183</b>	<b>17,100</b>	<b>18,000</b>
<b>Grounds Maintenance</b>				
Gate Repair & Maintenance	6,000	1,545	3,500	6,000
Gatehouse Repair & Maint.	6,000	10,355	11,000	6,000
A/C Repairs and Maintenance	1,000	403	1,000	1,000
Fountain Maintenance Contract	1,200	600	1,200	1,200
Fountain Repair Expenses	600	-	250	600
Janitorial Service	17,951	8,718	17,951	18,960
Janitorial & Miscellaneous Supplies	3,000	1,337	3,000	3,000
Pest Control - Gatehouses	800	351	800	800
Sidewalk Repairs	5,000	7,230	7,230	5,000
Power wash Sidewalks Arbor Blvd.	8,000	-	8,000	8,500
Power wash street gutters Arbor Blvd.	8,500	-	8,500	8,500
Miscellaneous Maintenance	4,000	600	2,000	4,000
Uninsured loss/Insurance Deductibles	20,000	-	-	20,000
Contingency	50,000	-	-	50,000
<b>Total Ground Maintenance expense</b>	<b>132,051</b>	<b>31,138</b>	<b>64,431</b>	<b>133,560</b>
<b>Miscellaneous</b>				
Auto - Fuel	3,400	1,663	3,400	3,400
Auto - Repair & Maintenance	4,000	25,108	26,000	4,000
Access Control Software/Hosting	12,000	5,784	12,000	12,200
Access control Software support/repairs	2,000	964	2,000	2,000
Bar Code / Decal/Passes	8,000	968	8,000	8,000
<b>Total Miscellaneous Expenses</b>	<b>29,400</b>	<b>34,487</b>	<b>51,400</b>	<b>29,600</b>
<b>Total Operating Expenses</b>	<b>819,101</b>	<b>400,732</b>	<b>773,797</b>	<b>855,210</b>
Reserves	75,000	37,794	75,000	75,000
<b>Total Common Expenses</b>	<b>894,101</b>	<b>438,526</b>	<b>848,797</b>	<b>930,210</b>

**Vineyards Community Association, Inc. - VCA Access Control**

**2021 Approved Budget**

**Reserve & Assessment Schedule**

**For the Period of January 1, 2021 through December 31, 2021**

**Total unit 1735**

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	\$435	\$109
Reserve Assessment	\$44	\$11
<b>Total Assessment Due</b>	<b>\$479</b>	<b>\$120</b>

**Quarterly Assessment = \$ 120.00**

**Yearly Assessment = \$ 480.00**



# VCA Access Control - 2021 Pooled Reserve Budget

off Thousands of Dollars																
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
		33				37				42				47		
						11							13			
												70				
												92				
					30										40	
15									57				21			
							14									
						13										
					33								41			
						49										63
40						48							57			
			18					20					24			
				18							22					
0	55	33	18	18	63	61	111	20	57	42	22	162	156	47	103	
17	93	114	158	217	277	292	309	276	334	356	393	450	367	289	320	
0	55	33	18	18	63	61	111	20	57	42	22	162	156	47	103	
75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	
92	113	156	215	275	289	306	273	330	352	389	446	364	286	317	292	

**Vineyards Community Association, Inc. - Silver Oaks Blvd.**  
**Board of Director's 2021 Approved Budget** # of Units: 288  
**For the Period of January 1, 2021 through December 31, 2021**

	2020	Actual	Estimated	2021
Revenue	Approved Budget	6/30/2020	12/31/2020	Approved Budget
Operating Assessments	35,428	17,712	35,428	36,338
Reserves Assessments	10,000	5,040	10,000	11,000
Interest Operating Account		-	-	
Interest Reserve Accounts		36	72	
Prior Year Surplus (Deficit)	-			-
<b>Total Revenue</b>	<b>45,428</b>	<b>22,788</b>	<b>45,500</b>	<b>47,338</b>
<b>Expenses</b>				
<b>Grounds Maintenance</b>				
Landscape Maintenance	28,678	14,339	28,678	29,538
Repairs & Maintenance	3,000	1,970	2,500	3,000
Tree and Plant Replacement	1,500	-	1,500	1,500
Power Wash Sidewalk & Gutters	1,750	-	1,750	1,800
Contingency	500	-	200	500
<b>Total Operating Expenses</b>	<b>35,428</b>	<b>16,309</b>	<b>34,628</b>	<b>36,338</b>
Reserves	10,000	5,040	10,000	11,000
<b>Total Common Expenses</b>	<b>45,428</b>	<b>21,349</b>	<b>44,628</b>	<b>47,338</b>

**Vineyards Community Association, Inc. - Silver Oaks Blvd.**  
**2021 Approved Budget**  
**Reserve & Assessment Schedule**  
**For the Period of January 1, 2021 through December 31, 2021**

	Annually	Quarterly
Operating Assessment	126.00	31.50
Reserve Assessment	38.00	9.50
<b><i>Total Assessment Due</i></b>	<b>164.00</b>	<b>41.00</b>

# of units 288



## Silver Oaks Blvd. - 2021 Pooled Reserve Budget

		rounded-off Thousands of Dollars																	
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
				9				10					11				12		
132																			
																24			
																17			
8					9							10						12	
140	0	9	0	0	9	10	0	0	0	0	0	21	0	0	0	53	12	0	
134	5	16	15	26	38	40	40	40	52	64	75	66	78	90	102	60	60	60	
140	0	9	0	0	9	10	0	0	0	0	21	0	0	0	53	12	0	0	
11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
5	16	15	26	37	40	40	51	63	75	89	101	60	60	60	60	60	60	71	

**Vineyards Community Association, Inc. - Vintage Colony Blvd.****Board of Director's 2021 Approved Budget**

# of Units = 560

**For the Period of January 1, 2021 through December 31, 2021**

	<b>2020 Approved Budget</b>	<b>Actual 6/30/2020</b>	<b>Estimated 12/31/2020</b>	<b>2021 Approved Budget</b>
<b>Revenue</b>				
Operating Assessments	\$ 56,990	\$ 28,560	\$ 56,990	\$ 59,762
Reserves Assessments	\$ 17,000	\$ 8,400	\$ 17,000	\$ 17,000
Interest Income Operating				
Interest Income Reserves		\$ 67	\$ 134	
Prior Year Surplus (Deficit)	\$ 4,000	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 77,990</b>	<b>\$ 37,027</b>	<b>\$ 74,124</b>	<b>\$ 76,762</b>
<b>Expenses</b>				
<b>Grounds Maintenance</b>				
Landscape Maintenance	\$ 37,390	\$ 18,990	\$ 37,390	\$ 38,512
Annuals	\$ 2,000	\$ 920	\$ 2,000	\$ 2,000
Plant Replacement	\$ 6,000	\$ 20,972	\$ 24,000	\$ 5,000
Fountain Electricity	\$ 5,500	\$ 2,063	\$ 4,200	\$ 5,000
Fountain Service Contract	\$ 2,100	\$ 1,050	\$ 1,050	\$ 1,050
Fountain Equipment & Repair	\$ 1,500	\$ -	\$ 1,000	\$ 1,500
Electricity - St Lights	\$ 1,800	\$ 615	\$ 1,550	\$ 1,700
Repairs & Maintenance	\$ 1,500	\$ 63	\$ 1,200	\$ 1,500
Power Wash Sidewalk & Gutters	\$ 2,700	\$ -	\$ 2,700	\$ 3,000
Contingency	\$ 500	\$ -	\$ 500	\$ 500
<b>Total Operating Expenses</b>	<b>\$ 60,990</b>	<b>\$ 44,673</b>	<b>\$ 75,590</b>	<b>\$ 59,762</b>
Reserves	\$ 17,000	\$ 8,567	\$ 17,000	\$ 17,000
<b>Total Common Expenses</b>	<b>\$ 77,990</b>	<b>\$ 53,240</b>	<b>\$ 92,590</b>	<b>\$ 76,762</b>

**Vineyards Community Association, Inc. - Vintage Colony Blvd.**  
**2021 Approved Budget**  
**Reserve & Assessment Schedule**  
**For the Period of January 1, 2021 through December 31, 2021**

	Annually	Quarterly
Operating Assessment	107.00	26.75
Reserve Assessment	30.36	7.59
<b><i>Total Assessment Due</i></b>	<b>137.36</b>	<b>34.34</b>

560 Units

# Vintage Colony Blvd. - 2021 Pooled Reserve Budget

Replacement Items	Estimated Values		Inflation of Replacement Costs = 3.00%									Growth of CD Invested = 1.00%							
	Cost in 2020	Life (years)	Calendar Years 2021									All figures in this section are calculated in Dollars but displayed in							
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034			
Concrete Sidewalks Repair/Replacement	22,490	20												28					
Asphalt-Roadway Systems Repairs & Replacement	100,723	20		104															
Street Fountain-Repairs & Maintenance	11,916	12		12															17
Street Lights, Repair/Replace	19,673	20			21														
Storm Drain Cleaning/Repairs	10,300	20												13					
Pavers at Fountain Circle	41,200	40																	
Landscaping & Irrigation Emergencies	20,000	20				22													
Deferred Maint and Capital Improvements	5,000	5				5								6					7
<b>Total Projected Expenditures</b>	<b>226,302</b>																		
<b>Beginning balance</b>			0	116	21	27	0	0	0	0	0	0	0	47	0	0	0	0	24
<b>Expenses during the year (subtracted)</b>			172	191	93	90	80	98	116	135	153	124	143	162	180	199			
<b>Funding during the year (added)</b>	<b>17,000</b>		0	116	21	27	0	0	0	0	47	0	0	0	0	24			
<b>Ending Balance</b>			17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
	Lowest Balance =	5,054	189	92	89	79	97	115	133	152	123	141	160	179	197	192			

Reserve replacement cost and estimated remaining useful lives are projections based on estimates. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow, or delay repairs and replacement until funds are available.

**Notes for 2021**

**Increased 2020 replacement cost values by 3%**

For the Landscaping & irrigation, Storm Drain cleaning/repairs, concrete sidewalks, and street fountain; the estimated amounts are not assumed to be amounts needed for total replacement but rather they are considered to be adequate amounts to cover significant, limited repairs and partial replacement.

We did not increase the estimated cost in 2020 for Landscape & Irrigation Emergencies or Deferred Maint and Capital Improvements. These are budgeted amounts which are considered ample at these present amounts.

# Vintage Colony Blvd. - 2021 Pooled Reserve Budget

rounded-off Thousands of Dollars																	
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
															51		
								187									
											25						
									38								
					70										24		
										39							
					9					10							
															11		
0	0	0	0	0	79	0	0	187	38	49	0	25	0	0	86	0	0
194	213	233	252	272	212	212	232	251	81	61	29	47	39	57	75	5	22
0	0	0	0	79	0	0	0	187	38	49	0	25	0	0	86	0	0
17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
211	230	250	269	210	229	229	249	81	61	29	46	39	56	74	5	22	39