

## VCA 2023 APPROVED Budgets

September 23, 2022

TO: VCA Board & Vineyards Neighborhood Associations

The 2023 V.C.A. APPROVED budget sheets are enclosed.

These budgets were APPROVED by the Board at the VCA Board meeting on September 23, 2022. The yearly assessment amounts will be as follows for 2023.

<u>Total Cost per Home:</u>	<u>2022</u>	<u>2023</u>	<u>Net change</u>
Master: All Homes	\$ 1,831.28	\$ 1,830.38	\$ .90 Less
Access Control/Gates	\$ 2,311.28	\$ 2308.40	\$ 2.88 Less
Silver Oaks Blvd.	\$ 2,478.72	\$ 2,472.77	\$ 5.95 Less
Vintage Colony Blvd.	\$ 2,451.56	\$ 2,455.21	\$ 3.65 Increase

The 2023 Lake Maintenance Budget is **unchanged** from 2022.

Sincerely,

PMP Management Co.

	Year	Quarter	Month
<b>Budgets</b>			
Master (w/o Communications)	658.34	164.59	54.86
Communications/Entertainment	1,172.04	293.01	97.67
<b>Total Master</b>	<b>1,830.38</b>	<b>457.60</b>	<b>152.53</b>
Access Control	478.02	119.51	39.84
Silver Oaks Blvd	164.37	41.09	13.70
Vintage Colony Blvd	146.81	36.70	12.23

<b>&gt;&gt;&gt; Assessment Fees 2023 &lt;&lt;&lt;</b>		
Master Association Fees		
All Owners	1,830.38	457.60
Access Control		
Owners behind Arbor Gates	478.02	119.51
Silver Oaks Blvd Owners	164.37	41.09
Vintage Colony Blvd Owners	146.81	36.70

<b>&gt;&gt;&gt; Combined Totals &lt;&lt;&lt;</b>		
<b>Master Fee All Owners</b>	<b>1,830.38</b>	<b>457.60</b>
<b>Master + Access Control</b>	<b>2,308.40</b>	<b>577.10</b>
<b>Master + Access Control +</b>		
<b>Silver Oaks Blvd</b>	<b>2,472.77</b>	<b>618.19</b>
Napa Ridge Patio		
Napa Ridge Villas		
San Miguel		
San Rafael		
Silver Oaks		
Sonoma Lake		
Villa Verona		
<b>Master + Access Control +</b>		
<b>Vintage Colony Blvd</b>	<b>2,455.21</b>	<b>613.80</b>
Avellino Isles		
Camelot Park		
Glen Lake Estates		
Regency Reserve		
Venzia Grande		
Villa Florenza		

## Lake Maintenance Budget 2023

9/1/2022

2023 proposal from Superior Waterway Services \$ 5,700.00 monthly for the VCA Associations and The Vineyards Country Club (VCC).

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 2023 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	Clubside 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	Clubside 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
			<b>114192</b>		\$ 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 2023

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
		<b>\$ 97,061.14</b>

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 2023 APPROVED Budget**

# of units = 2727

**For the Period of January 1, 2023 through December 31, 2023**

	2022 Budget	YTD - Actual 8/29/2022	Estimated 12/31/2022	2023 APPROVED Budget
Maintenance Fee - VCA	\$ 1,886,743	\$ 1,257,665	\$ 1,973,843	\$ 1,750,295
Reserve - Assessment VCA	\$ 50,000	\$ 37,546	\$ 50,000	\$ 45,000
Lake Maintenance	\$ 87,100	\$ 63,029	\$ 87,100	\$ 87,100
Bulk TV/Communications Fees	\$ 3,044,745	\$ 2,029,830	\$ 3,044,745	\$ 3,183,261
Interest Income - Reserves		\$ 1,182	\$ 2,026	
Interest Income - Operating		\$ 749	\$ 1,284	
Prior Year Surplus (Deficit)	100,000	\$ -	\$ -	135,000
<b>Total Income</b>	<b>\$ 5,168,588</b>	<b>\$ 3,390,001</b>	<b>\$ 5,158,998</b>	<b>\$ 5,200,655</b>
<b>Expenses</b>				
<b>Administrative Expenses</b>				
Community Activities	\$ 30,000	\$ 12,500	\$ 30,000	\$ 30,000
Management / Bookkeeping	\$ 225,101	\$ 145,697	\$ 218,545	\$ 225,101
Office Expense	\$ 10,500	\$ 10,220	\$ 12,000	\$ 12,000
Postage / Duplicating	\$ 4,725	\$ 3,718	\$ 4,725	\$ 4,961
Corporate Filing Fee	\$ 150	\$ 61	\$ 61	\$ 62
Vineyards Radio	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100
Website Hosting VCAMasters.com	\$ 2,400	\$ 1,170	\$ 2,400	\$ 2,400
Taxes/Licenses/Dues	\$ 400	\$ -	\$ 400	\$ 400
Line of Credit	\$ 10,000	\$ 8,110	\$ 8,110	\$ -
<b>Total Administrative Expenses</b>	<b>\$ 284,376</b>	<b>\$ 182,576</b>	<b>\$ 277,341</b>	<b>\$ 276,025</b>
<b>Professional Fees</b>				
Legal/Accounting	\$ 30,000	\$ 10,551	\$ 15,000	\$ 15,000
Lake Drainage & Engineering	\$ 10,000	\$ -	\$ 10,000	\$ 5,000
Insurance Package & Appraisal	\$ 34,700	\$ 39,329	\$ 42,000	\$ 40,600
<b>Total Professional Fees</b>	<b>\$ 74,700</b>	<b>\$ 49,880</b>	<b>\$ 67,000</b>	<b>\$ 60,600</b>
<b>Utilities</b>				
Electricity	\$ 64,890	\$ 31,274	\$ 64,890	\$ 66,840
Bulk TV/Communications Fees	\$ 3,044,745	\$ 1,964,082	\$ 3,044,745	\$ 3,183,261
Irrigation Water	\$ 190,500	\$ 108,706	\$ 190,500	\$ 196,215
<b>Total Utilities</b>	<b>\$ 3,300,135</b>	<b>\$ 2,104,062</b>	<b>\$ 3,300,135</b>	<b>\$ 3,446,316</b>
<b>Grounds Maintenance</b>				
Landscape Contract w/irrigation check	\$ 1,014,977	\$ 637,809	\$ 956,713	\$ 985,415
Landscaping Replacement	\$ 110,000	\$ 24,386	\$ 110,000	\$ 100,000
Annuals / Replacement	\$ 36,000	\$ 36,895	\$ 36,895	\$ 38,000
Irrigation Repairs	\$ 10,000	\$ 12,468	\$ 13,000	\$ 10,000
Lake Fountains Maintenance Contract	\$ 2,400	\$ -	\$ 2,400	\$ 2,400
Lake Fountains Repairs	\$ 4,000	\$ 5,698	\$ 6,000	\$ 4,000
Lake Drainage Inspections & Repairs	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Roadway Sign Maintenance	\$ 3,500	\$ 5,139	\$ 5,139	\$ 3,500
Lake Maintenance	\$ 97,400	\$ 41,685	\$ 97,400	\$ 97,400
Lake & Shoreline Plants	\$ 10,000	\$ -	\$ 5,000	\$ 5,000
Electrical/Lighting Repairs	\$ 2,500	\$ 1,607	\$ 2,500	\$ 2,500
Perimeter Fencing, Walls	\$ 2,500	\$ 1,620	\$ 2,500	\$ 2,500
Entrance Signs & Monument Maint	\$ 3,000	\$ 1,064	\$ 3,000	\$ 3,000
Power washing Park and Monuments	\$ 1,100	\$ 6,587	\$ 7,000	\$ 7,000
Roadway Maintenance	\$ 2,000	\$ 70	\$ 2,000	\$ 2,000
Uninsured Loss & Deductibles	\$ 50,000	\$ -	\$ -	\$ -
Contingency	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
<b>Total Grounds Maintenance</b>	<b>\$ 1,459,377</b>	<b>\$ 775,027</b>	<b>\$ 1,359,547</b>	<b>\$ 1,372,715</b>
<b>Total Operating Expenses</b>	<b>\$ 5,118,588</b>	<b>\$ 3,111,545</b>	<b>\$ 5,004,023</b>	<b>\$ 5,155,655</b>
Reserves	\$ 50,000	\$ 388,560	\$ 50,000	\$ 45,000
<b>Total Common Expenses</b>	<b>\$ 5,168,588</b>	<b>\$ 3,500,105</b>	<b>\$ 5,054,023</b>	<b>\$ 5,200,655</b>

**Vineyards Community Association, Inc. - Master Budget**  
**2023 APPROVED Budget**

**Reserve & Assessment Schedule**

**For the Period of January 1, 2023 through December 31, 2023**

	Annually	Quarterly	Monthly
Operating Assessment	641.84	160.46	53.49
Reserve Assessment	16.50	4.13	1.38
	658.34	164.59	54.86
2021 Bulk Communication Fees	1,172.04	293.01	97.67
<b>Total Assessments &amp; Cable Due</b>	<b>1,830.38</b>	<b>457.60</b>	<b>152.53</b>

2727 units pay into the VCA Budgets.  
 2716 units pay for Bulk Communication Fees

Units not required to pay into Bulk Communication portion of the VCA assessments.

8 VCC units

2 parcels in Arbor Glen combined into one lot paying.

2 parcels in Terracina combined into one lot paying.

1 Owner in Valley Oak who is not a part of the Valley Oak Association.

**Summit-Broadband Monthly Communication Fees**

Video, Video Equipment	33.05
Internet, Internet Equipment	28.08
Phone, LD	7.22
Internet Network Surcharge	21.02
Taxes, FCC, 911 & Surcharge fees	8.30
<b>Monthly Service cost =</b>	<b>97.67</b>

Yearly Summit Services = 1,172.04

# Vineyards Community Association - VCA Access Control

## Board of Director's 2023 APPROVED Budget

# of Units = 1735

For the Period of January 1, 2023 through December 31, 2023

Revenue	2022 Budget	Actual 8/29/2022	Estimated 12/31/2022	2023 Approved Budget
Access Control Assessments	752,621	441,159	752,621	754,368
Reserve Assessments	75,000	57,244	75,000	75,000
Interest Income Operating Acct	-	94	180	-
Interest Income Reserve funds	-	313	520	-
Prior Year Surplus (Deficit)	130,000	-	-	100,000
<b>Total Revenue</b>	<b>957,621</b>	<b>498,810</b>	<b>828,321</b>	<b>929,368</b>
<b>Expenses</b>				
<b>Administrative Expenses</b>				
Access Control (Payroll & Benefits)	648,900	393,414	612,000	630,000
Office Expense/Supplies	6,695	5,467	10,000	13,000
Educational activities/conferences	800	100	800	800
Uniform Expense	3,000	-	3,000	3,000
Auto - Fuel	4,000	1,970	4,000	4,000
Auto - Repair & Maintenance	4,000	1,282	4,000	4,000
Access Control Software/Hosting	12,200	8,512	12,800	13,000
Access control Software support/repairs	2,000	-	2,000	2,000
Bar Code / Decal/Passes	8,000	2,728	8,000	8,000
<b>Total Administrative Expenses</b>	<b>689,595</b>	<b>413,473</b>	<b>656,600</b>	<b>677,800</b>
<b>Insurance</b>				
Auto Insurance (Included in Package)	1,700	1,643	1,700	1,900
Gate Houses/Bldgs.-equipment Insurance	23,100	22,528	23,100	25,300
Workmen Comp	14,100	15,039	20,609	22,600
<b>Total Insurance Expenses</b>	<b>38,900</b>	<b>39,210</b>	<b>45,409</b>	<b>49,800</b>
<b>Utilities</b>				
Electricity	10,300	7,774	12,000	12,400
Telephone(s)	4,800	2,742	4,200	4,600
Water/Sewer	3,296	2,119	3,296	3,395
<b>Total Utility Expenses</b>	<b>18,396</b>	<b>12,635</b>	<b>19,496</b>	<b>20,395</b>
<b>Grounds Maintenance</b>				
Gate Repair & Maintenance	6,000	2,428	6,000	6,000
Gatehouse Repair & Maint.	6,000	1,528	6,000	5,000
A/C Repairs and Maintenance	1,000	-	1,000	1,000
Fountain Maintenance Contract	1,800	1,025	1,800	1,800
Fountain Repair Expenses	600	-	600	600
Janitorial Service	19,530	11,424	19,530	20,173
Janitorial & Miscellaneous Supplies	4,000	2,091	4,000	4,000
Pest Control - Gatehouses	800	1,040	1,100	800
Sidewalk Repairs	5,000	-	-	-
Power wash Sidewalks Arbor Blvd.	8,500	5,028	8,500	8,500
Power wash street gutters Arbor Blvd.	8,500	-	8,500	8,500
Miscellaneous Maintenance	4,000	-	-	-
Uninsured loss/Insurance Deductibles	20,000	-	-	-
Contingency	50,000	-	-	50,000
<b>Total Ground Maintenance expense</b>	<b>135,730</b>	<b>24,564</b>	<b>57,030</b>	<b>106,373</b>
<b>Total Operating Expenses</b>	<b>882,621</b>	<b>489,882</b>	<b>778,535</b>	<b>854,368</b>
Reserves	75,000	76,686	75,000	75,000
<b>Total Common Expenses</b>	<b>957,621</b>	<b>566,568</b>	<b>853,535</b>	<b>929,368</b>

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

**2023 APPROVED Budget**

**Reserve & Assessment Schedule**

**For the Period of January 1, 2023 through December 31, 2023**

Total unit 1735

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	434.79	108.70
Reserve Assessment	43.23	10.81
Total Assessment Due	<u>478.02</u>	<u>119.51</u>

Quarterly Assessment	119.51
Yearly Assessment	478.02

**Vineyards Community Association, Inc. - Silver Oaks Blvd.****Board of Director's 2023 APPROVED Budget**

# of Units:

288

**For the Period of January 1, 2023 through December 31, 2023**

	2022 Approved Budget	Actual 8/29/2022	Estimated 12/31/2022	2023 APPROVED Budget
<b>Revenue</b>				
Operating Assessments	37,225	21,712	37,225	36,339
Reserves Assessments	11,000	8,251	11,000	11,000
Interest Operating Account		4		
Interest Reserve Accounts		38		
Prior Year Surplus (Deficit)	-	-	-	-
<b>Total Revenue</b>	<b>48,225</b>	<b>30,005</b>	<b>48,225</b>	<b>47,339</b>
<b>Expenses</b>				
<b>Grounds Maintenance</b>				
Landscape Maintenance	30,425	19,119	28,679	29,539
Repairs & Maintenance	3,000	3,100	3,100	3,000
Tree and Plant Replacement	1,500	1,108	1,500	1,500
Power Wash Sidewalk & Gutters	1,800	-	1,800	1,800
Contingency	500	-	500	500
<b>Total Operating Expenses</b>	<b>37,225</b>	<b>23,327</b>	<b>35,579</b>	<b>36,339</b>
Reserves	11,000	8,288	11,000	11,000
<b>Total Common Expenses</b>	<b>48,225</b>	<b>31,615</b>	<b>46,579</b>	<b>47,339</b>

**Vineyards Community Association, Inc. - Silver Oaks Blvd.**

**2023 APPROVED Budget**

**Reserve & Assessment Schedule**

**For the Period of January 1, 2023 through December 31, 2023**

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	126.18	31.54
Reserve Assessment	38.19	9.55
<b><i>Total Assessment Due</i></b>	<b>164.37</b>	<b>41.09</b>

# of units 288

**Vineyards Community Association, Inc. - Vintage Colony Blvd.****Board of Director's 2023 APPROVED Budget**

# of Units = 560

**For the Period of January 1, 2023 through December 31, 2023**

<b>Revenue</b>	<b>2022 Approved Budget</b>	<b>Actual 8/29/2022</b>	<b>Estimated 12/31/2022</b>	<b>2023 APPROVED Budget</b>
Operating Assessments	\$ 65,212	\$ 35,915	\$ 61,012	\$ 62,212
Reserves Assessments	\$ 17,000	\$ 12,751	\$ 17,000	\$ 20,000
Interest Income Operating		\$ 10		
Interest Income Reserves		\$ 194		
Prior Year Surplus (Deficit)	\$ -			\$ -
<b>Total Revenue</b>	<b>\$ 82,212</b>	<b>\$ 48,870</b>	<b>\$ 78,012</b>	<b>\$ 82,212</b>
<b>Expenses</b>				
<b>Grounds Maintenance</b>				
Landscape Maintenance	\$ 39,667	\$ 24,927	\$ 37,390	\$ 38,512
Annuals	\$ 2,000	\$ 1,734	\$ 2,000	\$ 2,000
Plant Replacement	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Fountain Electricity	\$ 5,200	\$ 3,898	\$ 6,000	\$ 6,000
Fountain Service Contract	\$ 2,400	\$ 1,400	\$ 2,400	\$ 2,400
Fountain Equipment & Repair	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Electricity - St Lights	\$ 1,700	\$ 724	\$ 1,200	\$ 1,300
Misc Repairs, Irrigation Maintenance	\$ 600	\$ 4,290	\$ 4,500	\$ 2,000
Power Wash Sidewalk & Gutters	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Contingency	\$ 500	\$ -	\$ -	\$ 500
<b>Total Operating Expenses</b>	<b>\$ 61,567</b>	<b>\$ 36,973</b>	<b>\$ 62,990</b>	<b>\$ 62,212</b>
Reserves	\$ 17,000	\$ 13,044	\$ 17,000	\$ 20,000
<b>Total Common Expenses</b>	<b>\$ 78,567</b>	<b>\$ 50,017</b>	<b>\$ 79,990</b>	<b>\$ 82,212</b>

**Vineyards Community Association, Inc. - Vintage Colony Blvd.**

**2023 APPROVED Budget**

**Reserve & Assessment Schedule**

**For the Period of January 1, 2023 through December 31, 2023**

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	111.09	27.77
Reserve Assessment	35.71	8.93
<b><i>Total Assessment Due</i></b>	<b>146.81</b>	<b>36.70</b>

560 Units





## Silver Oaks Blvd. - 2023 Pooled Reserve Budget

8-30-22 A

Replacement Items	Estimated Values		All figures in this section are calculated in Dollars but displayed in rounded-off Thousands of Dollars																																
	Cost in 2022	Life (Years)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053		
Concrete Sidewalks Repair/Replacement	5,459	4				6				7			8					9				10				11					12				
Asphalt-Roadway Systems Repairs & Replacement	132,131	25	18																		232														
Storm Drain Cleaning/Repairs	10,000	20	8					12																						22					
Irrigation/Tree replacement	10,000	20	8					12																											
<b>Total Projected Expenditures</b>	<b>157,590</b>																																		
<b>Beginning balance</b>			62	73	84	96	102	114	114	114	119	132	144	156	161	174	187	199	203	217	230	10	11	22	34	45	45	57	46	36	35	47	58		
<b>Expenses during the year</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Funding during the year</b>			11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
<b>Interest</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Ending Balance</b>			73	84	96	102	114	114	114	119	132	144	156	161	174	187	199	203	217	230	10	11	22	34	45	45	57	46	36	35	47	58			
<b>Leavest Balance =</b>			9,965																																

Inflation 3%  
Investment 1%

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.

For the Landscaping & irrigation, Storm Drain cleaning/Repairs and concrete sidewalks, these 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.

# Vintage Colony Blvd. - 2023 Pooled Reserve Budget

8-30-22 A

Replacement Items	Cost in 2022	Estimated Values		All figures in this section are calculated in Dollars but displayed in rounded-off Thousands of Dollars																																		
		Life (years)	Total	Remain	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053		
Concrete Sidewalks Repair/Replacement	23,186	20	7								29																											
Asphalt-Roadway Systems Repairs & Replacement	128,030	20	3			140																						253										
Street Fountain-Repairs & Maintenance	12,000	12	1	12													18																					
Street Lights, Repair/Replace (10)	20,000	20	1	21																																		
Storm Drain Cleaning/Repairs	10,300	20	8	11																																		
Pavers at Fountain Circle	41,200	40	18																																			
Landscaping & Irrigation Emergencies	20,000	20	2	21																																		
	254,716																																					
<b>Total Projected Expenditures</b>				44	21	140	0	0	0	29	0	0	0	0	0	0	18	0	0	0	58	0	0	0	0	56	38	253	0	25	0	52	0	0	0	0		
<b>Beginning balance</b>				206	182	83	63	83	104	126	118	139	161	182	204	226	231	253	276	298	276	253	231	253	276	300	324	292	278	47	69	66	87	57	79	101	123	
<b>Expenses during the year</b>				44	21	140	0	0	29	0	0	0	0	0	0	18	0	0	0	68	0	0	0	0	0	56	38	253	0	25	0	52	0	0	0	0		
<b>Funding during the year</b>				20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	21	21	21	21	21	21	21	21	21	21	21	21	21	
<b>Interest</b>				0	1	1	1	1	1	1	1	1	1	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
<b>Ending Balance</b>				182	182	83	83	104	126	118	139	161	182	204	226	231	253	276	298	253	276	253	231	253	276	300	324	292	278	47	69	66	87	57	79	101	123	
<b>Lowest Balance =</b>				47,304																																		

Inflation 3%  
Investment 1%

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.

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 for Landscaping & Irrigation Emergencies or Deferred Maint and Capital Improvements. These are set amounts which are considered ample at their present amounts.