

VCA 2025 APPROVED Budgets

September 26, 2024

TO: Vineyards Neighborhood Associations

The 2025 VCA APPROVED budget sheets are enclosed.

These budgets were discussed and approved by the Board at the VCA Board meeting on September 26, 2024. The yearly assessment amounts will be as follows for 2025.

<u>Total Cost per Home:</u>	<u>2024</u>	<u>2025</u>	<u>Net change</u>
Master - All Homes	1,901.10	1954.62	53.52 – 2.8% Increase
Master + Access Control Homes behind Arbor Gates	2,410.66	2512.65	101.99 – 4.2% Increase
Master + Access Control + Silver Oaks Blvd.	2579.86	2678.08	98.22 – 3.8% Increase
Master + Access Control + Vintage Colony Blvd.	2563.25	2659.50	96.25 - 3.8% Increase

The 2025 Lake Maintenance Budget is **UNCHANGED** from 2024. Review page 3 of the Lake Maintenance Budget 2025, to determine the individual Association Yearly Cost.

The Vineyards Community Association Board

**VCA Master Association
Assessment Fees for 2025**

	Year	Quarter	Month
Budgets			
Master (w/o Communications)	712.14	178.04	59.35
Communications/Entertainment	1,242.48	310.62	103.54
Total Master	1,954.62	488.66	162.89
Access Control	558.03	139.51	46.50
Silver Oaks Blvd	165.43	41.36	13.79
Vintage Colony Blvd	146.85	36.71	12.24

>>> Assessment Fees 2025 <<<		
Master Association Fees		
All Owners	1,954.62	488.66
Access Control		
Owners behind Arbor Gates	558.03	139.51
Silver Oaks Blvd Owners	165.43	41.36
Vintage Colony Blvd Owners	146.85	36.71

>>> Combined Totals <<<		
Master Fee All Owners	1,954.62	488.66
Master + Access Control	2,512.65	628.16
Owners behind Arbor Gates		
Master + Access Control +		
 Silver Oaks Blvd	2,678.08	669.52
Napa Ridge Patio		
Napa Ridge Villas		
San Miguel		
San Rafael		
Silver Oaks		
Sonoma Lake		
Villa Verona		
Master + Access Control +		
 Vintage Colony Blvd	2,659.50	664.88
Avellino Isles		
Camelot Park		
Glen Lake Estates		
Regency Reserve		
Venzia Grande		
Villa Florenza		

Lake Maintenance Budget 2025

2025 Superior Waterway Services rate is \$5,871.00 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 such as fish or extra treatments beyond the contract of \$5,871.00 for the total budget; service, contingency and midge fly = \$ 97,400.00. .85 per LF

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

Lake Maintenance Budget 2025

22	10200	13%	Vineyards Country Club	1329	\$	1,129.65
22	10200	29%	Wedgewood	2957	\$	2,513.45
22	10200	29%	Palo Verde	2957	\$	2,513.45
22	10200	29%	Terracina	2957	\$	2,513.45
23	1550	100%	Vineyards Country Club	1550	\$	1,317.50
24	2300	25%	Vineyards Country Club	566	\$	481.10
24	2300	50%	Villa Florenza	1168	\$	992.80
24	2300	25%	Venezia Grande	566	\$	481.10
25	5500	24%	Vineyards Country Club	1369	\$	1,163.65
25	5500	38%	Tierra Lago	2065	\$	1,755.25
25	5500	38%	Wedgewood	2065	\$	1,755.25
26	1200	100%	Vineyards Country Club	1200	\$	1,020.00
27	1200	33%	VCA	400	\$	340.00
27	1200	33%	Villa Vistana	400	\$	340.00
27	1200	33%	Augusta Falls	400	\$	340.00
28	2100	50%	VCA	1050	\$	892.50
28	2100	50%	Fountainhead	1050	\$	892.50
29	5538	100%	Arbor Glen	5538	\$	4,707.30
30	4000	50%	Augusta Falls	2000	\$	1,700.00
30	4000	50%	Fountainhead	2000	\$	1,700.00
31	975	100%	Clubsides Reserve	975	\$	828.75
32	2000	100%	Terracina	2000	\$	1,700.00
33	1350	100%	Glen Lakes Estates	1350	\$	1,147.50
34	1350	100%	Regency Reserve	1350	\$	1,147.50
35	2600	50%	Clubsides Reserve	1300	\$	1,105.00
35	2600	50%	Bellerive	1300	\$	1,105.00
36	1998	100%	Hammock Master	1998	\$	1,698.30
37	2984	100%	Hammock Master	2984	\$	2,536.40
38	3732	100%	Hammock Master	3732	\$	3,172.00
39	1823	100%	Hammock Master	1823	\$	1,549.55
40	1758	100%	Hammock Master	1758	\$	1,494.30
41	1314	100%	Venezia Grande	1314	\$	1,116.90
				114,191	\$	97,061.14

VCA	11,860	\$	10,081.00
VCC	31,149	\$	26,476.65
Associations	71,182	\$	60,503.49
	114,191	\$	97,061.14

Using .85 we end up invoicing out \$ 97,061.14 for the year.

Of the total 114,191 feet of shore line within the Vineyards, approximately 31,149 ft belongs to the Vineyards Country Club and 83,042 ft is shared between the VCA and the various Associations. The lake behind the Avellino Isles clubhouse, as well as the lakes at Tuscany and Concord communities are under separate contracts with the same service company.

Lake Maintenance Budget 2025

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

Name of Association	Lake Numbers	Yearly Cost
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
Arbor Glen	29	\$ 4,707.30
Augusta Falls	27 & 30	\$ 2,040.00
Avellino Isles	18	\$ 2,499.00
Bellerive	7 & 35	\$ 2,890.00
Clubsides Reserve	31 & 35	\$ 1,933.75
Erin Lake	14	\$ 484.50
Fountainhead	28 & 30	\$ 2,592.50
Glen Lakes Estates	33	\$ 1,147.50
Hammock Isles Master	13, 14, 36, 37, 38, 39 & 40	\$ 11,317.55
Laguna Royal	15	\$ 510.00
Napa Ridge Villas	12	\$ 940.31
Oak Colony	13	\$ 382.50
Palo Verde	22	\$ 2,513.45
Regency Reserve	18 & 34	\$ 2,397.00
San Miguel	12	\$ 940.31
Silver Oaks	12	\$ 940.31
Sonoma Lake	12	\$ 940.31
Terracina	22 & 32	\$ 4,213.45
Tierra Lago	25	\$ 1,755.25
Valley Oak	8, 10 & 12	\$ 5,864.00
Venezia Grand	24 & 41	\$ 1,598.00
Villa Florenza	24	\$ 992.80
Villa Vistana	27	\$ 340.00
Vintage Reserve	17	\$ 1,275.00
Vista Point	16 & 17	\$ 1,020.00
Wedgewood	22 & 25	\$ 4,268.70
		\$ 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

2025 APPROVED Budget

of units = 2727

For the Period of January 1, 2025 through December 31,

	2024 Budget	YTD - Actual 8/31/2024	Estimated 12/31/2024	2025 APPROVED Budget
INCOME				
Maintenance Fee	1,834,137	1,222,787	1,834,137	1,895,007
Reserve - Assessment	47,000	35,323	47,000	47,000
Lake Maintenance	87,100	63,029	87,100	87,100
Bulk TV/Communications Fees	3,289,837	2,194,032	3,289,837	3,374,576
Interest Income - Reserves	-	1,118	1,600	
Interest Income - Operating	-	21,661	32,000	
Prior Year Surplus (Deficit)	150,000	-	-	150,000
Total Income	5,408,074	3,537,950	5,291,674	5,553,683
EXPENSES				
Administrative				
Community Activities	32,000	14,787	35,000	35,000
Website Hosting VCAMasters.com	2,400	1,170	1,560	1,600
Corporate Filing Fee	62	61	61	62
Contingency	100,000	-	-	100,000
Line of Credit	12,000	5,350	5,350	-
Management / Bookkeeping	231,854	154,569	231,854	238,810
Office Expense	17,000	8,672	18,000	19,000
Vineyards Radio	1,200	-	1,200	1,200
Postage/Duplicating	6,000	3,105	7,000	7,500
Lake Drainage & Engineering	5,000	-	5,000	5,000
Legal/Accounting (CPA)	10,000	4,123	13,000	15,000
Taxes/Licenses/Dues	400	-	400	400
Insurance Package & Appraisal	61,237	60,027	60,027	67,601
Utilities				
Electricity	77,000	41,882	80,000	82,400
Electrical/Lighting Repairs	5,000	11,114	13,000	8,000
Bulk TV/Communications Fees	3,289,837	2,147,315	3,289,837	3,374,576
Irrigation Water	210,000	85,176	200,000	210,000
Grounds Maintenance				
Lake Fountains Maintenance	3,200	2,004	3,200	3,200
Lake Fountains Repairs	4,000	3,070	4,000	4,000
Lake Drainage Inspections & Repairs	10,000	-	10,000	10,000
Lake Maintenance	97,400	41,797	97,400	97,400
Irrigation Repairs	16,000	12,923	26,000	26,000
Lake & Shoreline Plants	2,000	-	2,000	2,000
Landscape Contract w/Irrigation Check	1,014,984	676,651	1,014,984	1,045,434
Landscaping Replacement	90,000	32,548	90,000	90,000
Annuals / Replacement	43,000	15,234	43,000	43,000
Roadway Maintenance	2,000	-	2,000	2,000
Entrance Signs & Monument Maint	3,000	-	3,000	3,000
Roadway Sign Maintenance	5,000	608	2,000	5,000
Perimeter Fencing, Walls	2,500	-	2,500	2,500
Power washing Park and Monuments	7,000	-	7,000	7,000
Total Operating Expenses	5,361,074	3,322,187	5,268,373	5,506,683
RESERVES				
	47,000	68,275	70,000	47,000
Total Common Expenses	5,408,074	3,390,462	5,338,373	5,553,683

**Vineyards Community Association, Inc. - Master Budget
2025 APPROVED Budget**

Reserve & Assessment Schedule

For the Period of January 1, 2025 through December 31, 2025

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.

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating Assessment	694.91	173.73	57.91
Reserve Assessment	17.24	4.31	1.44
	<u>712.14</u>	<u>178.04</u>	<u>59.35</u>
2025 Bulk Communication Fees	1,242.48	310.62	103.54
Total Assessments & Cable Due	<u>1,954.62</u>	<u>488.66</u>	<u>162.89</u>

Summit-Broadband Monthly Communication Fees

Video, Video Equipment	34.78
Internet, Internet Equipment	29.54
Phone, LD	7.60
Internet Network Surcharge	22.12
Taxes, FCC, 911 & Surcharge fees	9.50
Monthly Service cost =	<u>103.54</u>

Yearly Summit Services = 1,242.48

Vineyards Community Association - VCA Access Control

2025 APPROVED Budget

of Units = 1735

For the Period of January 1, 2025 through December 31, 2025

Revenue	2024 Budget	Actual 8/31/2024	Estimated 12/31/2024	2025 APPROVED Budget
Access Control Assessments	808,084	538,729	808,084	890,182
Reserve Assessments	76,000	58,324	76,000	78,000
Interest Income Operating Acct	-	178	250	-
Interest Income Reserve funds	-	1,435	2,100	-
Prior Year Surplus (Deficit)	130,000	-	-	150,000
Total Revenue	1,014,084	598,666	886,434	1,118,182
Expenses				
Administrative				
Educational Activities/Conferences	800	-	800	800
Payroll & Benefits	698,740	455,076	726,000	789,703
Office Expense/Supplies	6,000	5,598	8,400	7,000
Uniforms	3,000	-	3,000	3,000
Auto - Fuel	3,000	619	619	3,000
Auto - Repair & Maintenance	2,500	574	574	2,000
Bar Code/Decal/Passes	6,000	2,047	6,000	6,000
Software/Hosting	14,000	8,511	13,000	14,000
Software Support/Repairs	500	-	500	500
Contingency	50,000	-	-	50,000
Insurance				
Auto Insurance	2,900	2,398	2,398	3,117
Workmen Comp	20,400	10,915	17,000	18,000
Gate Houses/Bldg-Equip Insurance	49,793	50,033	50,033	57,538
Utilities				
Electricity	11,330	7,840	12,000	12,360
Mobile Phone/Cable	4,738	3,006	4,800	4,944
Water/Sewer	3,511	3,217	5,677	5,848
Arbor/Gate House				
Janitorial Supplies	6,000	3,186	6,500	6,500
Gate Repair & Maintenance	6,000	3,999	6,000	7,000
Gatehouse Repair & Maintenance	5,000	1,431	5,000	5,000
Janitorial Service	24,276	16,184	24,276	24,276
Pest Control - Gatehouses	1,596	772	1,596	1,596
A/C Repairs and Maintenance	1,000	418	1,000	1,000
Power wash Sidewalks Arbor Blvd.	8,500	-	8,500	8,500
Power wash street gutters Arbor Blvd.	8,500	-	8,500	8,500
Total Expenses	938,084	575,824	912,173	1,040,182
Reserves				
	76,000	58,435	83,800	78,000
Total Common Expenses	1,014,084	634,259	995,973	1,118,182

Vineyards Community Association, Inc. - VCA Access Control
2025 APPROVED Budget
Reserve & Assessment Schedule
For the Period of January 1, 2025 through December 31, 2025

Total # Units 1735

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	513.07	128.27
Reserve Assessment	44.96	11.24
Total Assessment Due	558.03	139.51

Vineyards Community Association, Inc. - Silver Oaks Blvd.

2025 APPROVED Budget

of Units:

288

For the Period of January 1, 2025 through December 31, 2025

	2024	Actual	Estimated	2025
Revenue	Approved	8/31/2024	12/31/2024	APPROVED
	Budget			Budget
Operating Assessments	37,732	25,152	37,728	34,644.96
Reserves Assessments	11,000	8,253	11,000	13,000
Interest Operating Account		5	8	
Interest Reserve Accounts		93	139	
Prior Year Surplus (Deficit)	-	-	-	4,000
Total Revenue	48,732	33,502	48,875	51,645
Expenses				
Grounds Maintenance				
Landscape Maintenance	30,432	20,283	30,432	31,345
Power Wash Sidewalk & Gutters	1,800	-	1,800	1,800
Repairs & Maintenance	3,000	-	3,000	3,000
Contingency	500	-	-	500
Tree and Plant Replacement	2,000	1,769	2,000	2,000
Total Operating Expenses	37,732	22,052	37,232	38,645
Reserves	11,000	8,343	11,162	13,000
Total Common Expenses	48,732	30,395	48,394	51,645

Vineyards Community Association, Inc. - Silver Oaks Blvd.

2025 APPROVED Budget

Reserve & Assessment Schedule

For the Period of January 1, 2025 through December 31, 2025

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	120.30	30.07
Reserve Assessment	45.14	11.28
<i>Total Assessment Due</i>	165.43	41.36

of units 288

Vineyards Community Association, Inc. - Vintage Colony Blvd.

2025 APPROVED Budget

of Units = 560

For the Period of January 1, 2025 through December 31, 2025

Revenue	2024 Approved Budget	Actual 8/31/2024	Estimated 12/31/2024	2025 APPROVED Budget
Operating Assessments	65,453	43,635	65,453	42,237
Reserves Assessments	20,000	15,004	20,000	40,000
Interest Income Operating		9	14	
Interest Income Reserves		110	166	
Prior Year Surplus (Deficit)	-			25,000
Total Revenue	85,453	58,759	85,633	107,237
Expenses				
Grounds Maintenance				
Misc Repairs, Irrigation Maintenance	2,000	1,048	2,000	2,000
Landscape Maintenance Contract	39,672	26,445	39,672	40,857
Annuals Plantings	2,500	493	2,500	2,500
Fountain Service Contract	3,090	2,060	3,090	3,090
Fountain Electric	6,852	4,303	6,748	6,951
Street Lights Electric	1,339	597	1,300	1,339
Fountain Equipment & Repair	1,500	170	1,500	1,500
Contingency	500	0	0	1,000
Power Wash Sidewalk & Gutters	3,000	-	3,000	3,000
Plant Replacement	5,000	782	5,000	5,000
Total Operating Expenses	65,453	35,897	64,810	67,237
Reserves	20,000	10,093	20,000	40,000
Total Common Expenses	85,453	45,990	84,810	107,237

Vineyards Community Association, Inc. - Vintage Colony Blvd.

2025 APPROVED Budget

Reserve & Assessment Schedule

For the Period of January 1, 2025 through December 31, 2025

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	75.42	18.86
Reserve Assessment	71.43	17.86
<i>Total Assessment Due</i>	146.85	36.71

560 Units

Replacement Items	Cost	Estimated Values		All figures in this section are calculated in Dollars but displayed in rounded off Thousands of Dollars																																		
		Life (years)	Remain	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	2054	2055				
Concrete Sidewalks Repair/Replacement	20,000	4	2							25							32			36					41										46			
Asphalt-Roadway Systems Repairs & Replacement	653,730	25	15															1,113																				
Gatehouse Repair & Painting	5,797	8	8	30						8									10																		13	
Gatehouse Roof Replacement & Repairs	34,000	25	25																																		75	
Gatehouse Interior Renovation	41,200	15	9																																			89
Barcode Readers Replacement	16,480	10	6							21																											38	
Barriers Arms-Replace (8)	5,000	5	4																																			15
HVAC (North Gatehouse)	7,210	10	1	8																																		18
HVAC (South Gatehouse)	7,210	10	6							9																												16
Security Cameras-Upgrade/Replacement	35,000	10	9																																			87
Computers IT Equipment	25,750	8	4																																			63
Patrol Vehicle	30,000	6	1	30																																		61
Street Line Painting	10,300	5	1	11																																		24
Uninsured Loss/Deductibles	20,000	1	1	20																																		
Total Projected Expenditures	912,677																																					
Beginning balance	400		381	440	523	568	652	669	754	840	757	814	885	933	1,021	1,067	1,156	69	90	133	124	154	214	253	334	313	320	202	282	300	261	342						
Expenses during the year	99	23	0	38	0	68	0	0	169	29	15	39	0	42	0	1,171	1,156	58	58	36	89	49	20	41	0	102	74	199	0	63	120	0	271					
Funding during the year	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78
Interest	2	4	5	5	6	7	7	7	8	8	8	8	8	9	10	10	11	6	1	1	1	1	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	
Ending Balance	69,432	381	440	523	568	652	669	754	840	757	814	885	933	1,021	1,067	1,156	69	90	133	124	154	214	253	334	313	320	202	282	300	261	342							

Inflation 3%
Interest 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.

Concrete Sidewalks 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 or replacement.

APPROVED

Replacement Items	Estimated Values		All figures in this section are calculated in Dollars but displayed in rounded-off Thousands of Dollars																															
	Cost	Life (years)	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	2054	2055	
Concrete Sidewalks Repair/Replacement	5,459	4		6			7					8			9			225		10				11				12						
Asphalt-Roadway/Gutters Repairs & Replacement	132,131	25																																
Storm Drain Cleaning/Repairs	10,000	20					12																				22							
Tree/Irrigation Replacement	10,000	10											10														22							
Casualty Cleanup/Recovery/Repairs	167,590	10											10										10											
Total Projected Expenditures			0	6	0	0	12	7	0	0	0	0	8	20	0	0	9	0	225	0	10	0	10	11	0	0	44	12	0	0	0	0	14	0
Beginning balance			86	99	107	122	136	138	146	160	175	190	197	192	207	222	228	243	33	46	49	63	77	81	83	97	111	81	83	97	111	125	125	
Expenses during the year			0	6	0	0	12	7	0	0	0	8	20	0	0	9	0	225	0	10	0	10	11	0	0	44	12	0	0	0	0	14	0	
Funding during the year			13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
Interest			0	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1
Ending Balance			99	107	122	136	138	146	160	175	190	197	192	207	222	228	243	33	46	49	63	77	81	83	97	111	81	83	97	111	125	125	140	
Lowest Balance =	32,610																																	

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 - 2025 POOLED RESERVE BUDGET PLAN

VC 2025

APPROVED

Replacement Items	Estimated Values		All figures in this section are calculated in Dollars but displayed in rounded-off Thousands of Dollars																																
	Cost	Life (years)	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	2054	2055		
Concrete Sidewalks Repair/Replacement	23,186	20					29																				52								
Asphalt/Roadway/Cutters Repairs & Replacement	128,030	20	144																					260											
Street Fountain Repairs & Maintenance	12,000	12	13											19													27								
Street Lights, Repair/Replace (10)	30,000	20	33																				59												
Storm Drain Cleaning/Repairs	10,300	20	12																				20												
Pavers at Fountain Circle	41,200	40	15															68																	
Tree/Irrigation Replacement	20,000	10	10																																
Casualty Cleanup/Recovery/Repairs	20,000	10	10																																
	284,776																																		
Total Projected Expenditures			58	144	0	0	29	0	0	0	0	0	40	0	0	19	0	68	0	0	0	0	79	260	0	0	79	0	0	0	0	0	0	0	
Beginning balance			250	234	112	133	155	147	169	191	213	235	217	239	262	266	288	243	265	288	311	334	358	302	64	85	106	47	68	89	110	131	152		
Expenses during the year			58	144	0	0	29	0	0	0	0	40	0	0	19	0	68	0	0	0	0	0	79	260	0	0	79	0	0	0	0	0	0	0	
Funding during the year			40	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
Interest			2	2	1	1	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	2	1	1	1	1	1	1	1	1	
Ending Balance			234	112	133	155	147	169	191	213	235	217	239	262	266	288	243	265	288	311	334	358	302	64	85	106	47	68	89	110	131	152	174		
			Lowest Balance = 47,397																																

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.