VCA 2026 APPROVED Budgets

October 7, 2025

TO: Vineyards Neighborhood Associations

The 2026 VCA APPROVED budget sheets are enclosed.

These budgets were approved by the Board at the VCA Board meeting on October 7, 2025. The yearly assessment amounts will be as follows for 2026.

Total Cost per Home:	**2025**	**2026**	**Net change**
Master - All Homes	1,954.62	1965.73	+11.11
Master + Access Control Homes behind Arbor Gates	2512.65	2524.10	+11.45
Master + Access Control + Silver Oaks Blvd.	2678.08	2665.44	-12.64
Master + Access Control + Vintage Colony Blvd.	2659.50	2630.02	-29.48

The 2026 Lake Maintenance Budget is **UNCHANGED** from 2025. Review page 3 of the Lake Maintenance Budget 2026, to determine the individual Association Yearly Cost.

The Vineyards Community Association Board

VCA Master Association
Assessment Fees for 2026

	Year	Quarter	Month
Budgets			
Master (w/o Communications)	693.25	173.31	57.77
Communications/Entertainment	1,272.48	318.12	106.04
Total Master	1,965.73	491.43	163.81
Access Control	558.37	139.59	46.53
Silver Oaks Blvd	141.34	35.34	11.78
Vintage Colony Blvd	105.92	26.48	8.83

>>> Assessment Fees 2026 <<<		
Master Association Fees		
All Owners	1,965.73	491.43
Access Control		
Owners behind Arbor Gates	558.37	139.59
Silver Oaks Blvd Owners	141.34	35.34
Vintage Colony Blvd Owners	105.92	26.48

>>> Combined Totals <<<		
Master Fee All Owners	1,965.73	491.43
Master + Access Control	2,524.10	631.03
Owners behind Arbor Gates		
Master + Access Control +		
Silver Oaks Blvd	2,665.44	666.36
Napa Ridge Patio		
Napa Ridge Villas		
San Miguel		
San Rafael		
Silver Oaks		
Sonoma Lake		
Villa Verona		
Master + Access Control +		
Vintage Colony Blvd	2,630.02	657.51
Avellino Isles		
Camelot Park		
Glen Lake Estates		
Regency Reserve		
Venzia Grande		
Villa Florenza		

Lake Maintenance Budget 2026

2026 Superior Waterway Services rate is $6047.13 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 $6047.13 for the total budget; service, contingency and midge fly = $ 97,400.00. .85 per LF

Lake #	Lake LF Perimeter	Percentage Share	Benefit/Ownership	Individual share of Perimeter Length	Rate Per LF .85 Cents per ft
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 2026

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%	Clubside 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%	Clubside 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 2026

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,	$ 26,476.65
	19, 20, 21, 22, 23, 24, 25 & 26	
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
Clubside 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. Units - 2727

2026 Master Budget

January 1, 2026 through December 31, 2026 APPROVED Budget

Code	Income	2025 Budget	YTD Actual 8/31/2025	Estimate 12/31/2025	2026 Budget
4145-000	Operating Assessment - VCA	1,895,007	1,263,360	1,895,007	1,847,506
4150-000	Reserves Assessment - VCA	47,000	35,260	47,000	43,000
4151-000	Lake Maintenance	87,100	63,025	87,100	87,100
4154-000	Bulk TV/Communications Fees	3,374,576	2,250,545	3,374,576	3,457,328
4240-000	Interest Income - Operating		13,560	25,560	25,000
4250-000	Interest Income - Reserves		24,585	34,878	35,000
4499-000	Prior Year Surplus / (Deficit)	150,000	150,000	150,000	200,000
	Total Income	5,553,683	3,800,336	5,614,121	5,694,934
	Expense				
	Administrative				
6021-000	Community Activities	35,000	15,529	34,000	35,000
6022-000	Website Hosting	1,600	2,709	3,099	3,200
6025-000	Corporate Filing Fee	62	62	62	62
6026-000	Contingency	100,000			100,000
6035-000	Line of Credit				6,000
6040-000	Management/Accounting Fees	238,810	159,207	238,810	245,975
6050-000	Office Expense	19,000	9,938	14,010	15,000
6051-000	Vineyards Radio	1,200	-	1,200	1,200
6052-000	Postage/Duplicating/Records	7,500	3,230	7,500	7,500
6055-000	Lake Drainage & Engineering	5,000	-	1,200	1,000
6056-000	Legal / Accounting (CPA)	15,000	540	12,000	15,000
6070-000	Taxes/Licenses/Dues	400	-	4,900	5,300
6310-000	Insurance	67,601	62,600	62,600	67,680
	Utilities				
6100-000	Electricity	82,400	40,490	69,500	72,000
6102-000	Electricial Lighting Repairs	8,000	4,273	7,350	8,000
6103-000	Bulk TV/Communications	3,374,576	2,221,243	3,374,576	3,457,328
6105-000	Irrigation Water	210,000	133,251	210,000	216,300
	Grounds				
6130-000	Lake Fountain Maintenance	3,200	540	3,200	3,200
6131-000	Lake Fountain Repairs	4,000	1,015	4,000	4,000
6139-000	Lake Drainage/Inspect/Repairs	10,000	57,615	60,000	30,000
6140-000	Lake Maintenance	97,400	46,968	97,400	97,400
6141-000	Irrigation Repairs	26,000	38,037	42,000	45,000
6142-000	Lake & Shoreline Plants	2,000	-	1,800	2,000
6160-000	Landscape Contract w/ Irr Check	1,045,434	696,951	1,045,434	1,076,789
6161-000	Landscape Replacement	90,000	14,216	90,000	90,000
6162-000	Annuals Replacement	43,000	24,891	39,000	34,000
6168-000	Roadway Maintenance	2,000	150	2,000	2,000
6172-000	Entrance Signs/Mounument Maint	3,000	-	1,242	2,500
6173-000	Roadway Sign Maintenance	5,000	1,522	3,000	3,000
6174-000	Perimeter Fence / Walls	2,500	2,350	2,500	2,500

6175-000	Powerwashing Park & Monuments	7,000	-	2,800	3,000
	Total Operating Expenses	5,506,683	3,537,327	5,435,183	5,651,934
6440-000	**Reserves General Master**	47,000			43,000
	Total Expenses	5,553,683	3,537,327	5,435,183	5,694,934

2026 Assessment	Annually	Quarterly	Monthly
Operating Assessment	677.49	169.37	56.46
Reserve Assessment	15.77	3.94	1.31
	693.25	173.31	57.77
Bulk Communication	1,272.48	318.12	106.04
Total Assessment Fees	1,965.73	491.43	163.81

Summit-Broadband Monthly Communication Fees	
Video, Video Equipment	35.70
Internet, Internet Equipment	30.32
Phone, LD	7.80
Internet Network Surcharge	22.70
Taxes, FCC, 911 & Surcharge fees	9.52
Monthly Service cost	106.04
Yearly Summit Services	1,272.48

Notes:
2727 units pay into the VCA Budgets.
2717 units pay for Bulk Communication Fees

10 Units not required to pay into Bulk Communication portion of the VCA assessments.
8 VCC units
1 - 2 parcels in Arbor Glen combined into one lot paying.
1 - 2 parcels in Terracina combined into one lot paying.

Vineyards Community Association, Inc.

Units - 1735

2026 Access Control Budget

January 1, 2026 through December 31, 2026

APPROVED Budget

Code	Income	2025 Budget	YTD Actual 8/31/2025	Estimate 12/31/2025	2026 Budget
4152-100	Operating Assessment	890,182	593,462	890,182	890,770
4153-100	Reserves Assessment	78,000	58,504	78,000	78,000
4240-100	Interest Income Operating	-	1,999	5,000	7,200
4250-100	Interest Income Reserves	-	2,326	4,826	12,000
4499-100	Prior Year Surplus (Deficit)	150,000	150,000	150,000	50,000
	Total Income	1,118,182	806,291	1,128,008	1,037,970
	Expense				
	Administrative				
6000-100	Educational / Conferences	800	-	800	800
6001-100	Payroll / Benefits	789,703	465,818	697,000	738,820
6002-100	Office Expenses	7,000	3,500	7,000	7,500
6003-100	Gatehouse Janitorial Supplies	6,500	1,314	4,500	5,000
6004-100	Uniforms	3,000	-	3,000	3,000
6005-100	Auto Insurance	3,117	-	-	-
6007-100	Workman's Compensation	18,000	11,176	16,764	18,000
6008-100	Electricity	12,360	6,292	11,452	12,000
6009-100	Moble Phone / Cable	4,944	2,695	4,700	4,850
6010-100	Water / Sewer	5,848	3,070	5,700	6,000
6012-100	Gate Repair / Maintenance	7,000	1,512	5,000	7,000
6013-100	Gate House Repair / Maintenance	5,000	7,210	8,000	5,000
6014-100	Gate House Janitorial	24,276	16,184	24,276	25,200
6015-100	Gate House Pest Control	1,596	599	850	900
6016-100	Auto Fuel	3,000	-	-	-
6017-100	Auto Repair / Maintenance	2,000	-	-	-
6018-100	Bar Code Decal / Passes	6,000	7,546	7,546	8,000
6019-100	Software Hosting	14,000	9,352	14,000	14,600
6020-100	AC Repair / Maintenance	1,000	669	1,000	1,000
6021-100	Software Support / Repair	500	1,468	1,468	1,200
6022-100	Powerwash Sidewalks - Arbor	8,500	9,200	18,400	9,500
6171-100	Powerwash Street / Gutter - Arbor	8,500	-	7,896	8,000
6177-100	Contingency	50,000	-	-	50,000
6310-100	Insurance Property	57,538	31,981	31,981	33,600
	Total Operating Expenses	1,040,182	579,586	871,333	959,970
6440-100	Reserves General Access	78,000	60,826	82,826	78,000
	Total Expenses	1,118,182	640,412	954,159	1,037,970

2026 Assessment	Annually	Quarterly	Monthly
Operating Assessment	513.41	128.35	42.78
Reserve Assessment	44.96	11.24	3.75
Total Assessment Fees	558.37	139.59	46.53

Vineyards Community Association, Inc. Units - 288

2026 Silver Oaks Budget

January 1, 2026 through December 31, 2026 APPROVED Budget

Code	Income	2025 Budget	YTD Actual 8/31/2025	Estimate 12/31/2025	2026 Budget
4156-200	Operating Assessment	34,645	23,094	34,645	27,706
4157-200	Reserves Assessment	13,000	9,746	13,000	13,000
4240-200	Interest Income Operating	-	79	119	179
4250-200	Interest Income Reserves	-	981	1,472	1,600
4499-200	Prior Year Surplus (Deficit)	4,000	4,000	4,000	10,000
	Total Income	51,645	37,900	53,236	52,485

Code	Expense	2025 Budget	YTD Actual 8/31/2025	Estimate 12/31/2025	2026 Budget
6180-200	Landscape Maintenance	31,345	20,932	31,345	32,285
6181-200	Powerwash Sidewalk	1,800	-	1,650	1,700
6182-200	Repairs & Maintenance	3,000	-	3,000	3,000
6183-200	Contingency	500	-	-	500
6184-200	Tree / Plant Replacement	2,000	433	2,000	2,000
	Total Operating Expenses	38,645	21,365	37,995	39,485
6440-200	Reserves Silver Oaks	13,000	10,731	15,000	13,000
	Total Expenses	51,645	32,096	52,995	52,485

2026 Assessment	Annually	Quarterly	Monthly
Operating Assessment	96.20	24.05	8.02
Reserve Assessment	45.14	11.28	3.76
Total Assessment Fees	141.34	35.34	11.78

Vineyards Community Association, Inc. **Units - 560**

2026 Vintage Colony Budget

January 1, 2026 through December 31, 2026 **APPROVED Budget**

Code	Income	2025 Budget	YTD Actual 8/31/2025	Estimate 12/31/2025	2026 Budget
4158-300	Operating Assessment	42,237	28,162	42,237	39,313
4159-300	Reserves Assessment	40,000	30,005	40,000	20,000
4240-300	Interest Income Operating	-	121	272	300
4250-300	Interest Income Reserves	-	2,883	4,083	4,000
4499-300	Prior Year Surplus (Deficit)	25,000	25,000	25,000	25,000
	Total Income	107,237	86,171	111,592	88,613
	Expense				
6190-300	Repairs & Maintenance	2,000	-	1,800	2,000
6191-300	Landscape Maintenance	40,857	27,238	40,857	42,083
6192-300	Annuals Planting	2,500	553	2,500	2,500
6193-300	Fountain Service	3,090	2,060	3,090	3,300
6194-300	Fountain Electric	6,951	3,285	6,500	6,700
6195-300	Street Lights Electric	1,339	451	1,000	1,030
6196-300	Fountain Equipment & Repair	1,500	3,482	4,100	2,000
6197-300	Contingency	1,000	-	-	1,000
6198-300	Powerwash Sidewalks & Gutters	3,000	-	2,700	3,000
6199-300	Tree / Plant Replacement	5,000	3,488	5,000	5,000
	Total Operating Expenses	67,237	40,557	67,547	68,613
6440-300	Reserves Vintage Colony	40,000	32,883	42,000	20,000
	Total Expenses	107,237	73,440	109,547	88,613

2026 Assessment	Annually	Quarterly	Monthly
Operating Assessment	70.20	17.55	5.85
Reserve Assessment	35.71	8.93	2.98
Total Assessment Fees	105.92	26.48	8.83

Estimated Values

All figures in this section are calculated in Dollars but displayed in rounded-off thousands of dollars

Replacement Items	Cost	Life (years) Total	Life (years) Remain	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
Site Fencing (Chain Link) 11,400 LF	50,000	5	1		50					58					67				78					90					105				
Trellises-Repairs/Replace (2) at park	11,593	15	1	13															20														
Signs/Monuments-Refurbish/Repair	10,000	10	8								14										18										25		
Signs/Monuments-Renovate/Replace	80,350	20	18																		145												
Directional/Street Signs-Replace (86)	34,725	20	7							47																				84			
Pole Lights - Elec-Replace (8 at park)	16,000	20	1	17																			31										
Lake Fountains -Repair/Replace (5)	79,568	15	4	89														135															211
Lake Maintenance, Littorals/bank repairs.	100,000	10	10									100																					
Drainage/Lake Pipe Repairs & Maint	200,000	10	10									200																					
Fiber Cable Boxes & related items	30,000	15	3				37															57											
Sidewalk at park and to Gate houses	5,000	15	15															9															
Tree Replacement	50,000	10	10									70									93										125		
Casualty Cleanup/Recovery/Repairs	900,000	1	1	900																													
Uninsured Loss/Deductables	50,000	1	1	50																													
	1,617,235																																
Total Projected Expenditures				1,069	50	0	37	0	0	105	14	370	0	0	67	0	0	144	98	0	256	57	31	90	0	0	0	0	105	84	150	0	211
Beginning balance				1,515	509	510	561	575	627	680	627	666	347	395	444	427	477	527	433	384	433	225	215	230	186	232	279	326	375	318	281	178	224
Expenses during the year				1,069	50	0	37	0	0	105	14	370	0	0	67	0	0	144	98	0	256	57	31	90	0	0	0	0	105	84	150	0	211
Funding during the year				43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
Interest				20	8	8	8	9	10	10	10	8	6	6	6	7	7	7	6	6	5	3	3	3	3	4	5	5	5	4	3	3	2
Ending Balance	Lowest Balance =	57,727		509	510	561	575	627	680	627	666	347	395	444	427	477	527	433	384	433	225	215	230	186	232	279	326	375	318	281	178	224	58

Inflation - 3%

Investment - 1.5%

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, Fencing, 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.

VCA ACCESS CONTROL - 2025 POOLED

AC - 2026

Replacement Items	Estimated Values Cost	Life (years) Total	Remain	All figures in this section are calculated in Dollars but displayed in rounded off Thousands of Dollars 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	1	23				25				29				32				36				41				46				51	
Asphalt-Roadway Systems Repairs & Replacement	976,000	25	14															1,521															
Gatehouse Repair & Painting	15,000	8	8								19								24								30						
Gatehouse Roof Replacement & Repairs	34,000	25	24																									75					
Gatehouse Interior Renovation	41,200	15	8								57															89							
Barcode Readers Replacement	16,480	10	5					21										28										38					
Barrier Arms-Replace (8)	6,000	5	3			7					8					10					11					13					15		
HVAC (North Gatehouse)	8,000	10	1		8										11										15								
HVAC (South Gatehouse)	8,000	10	6							10										13										18			
Security Cameras-Upgrade/Replacement	35,000	10	8								48										65										87		
Computers IT Equipment	25,750	8	3			31								39								49								63			
Street Line Painting	10,300	5	4					13					15					18					20					24					27
Uninsured Loss/Deductables	20,000	1	1	20																													
	1,215,730																																
Total Projected Expenditures				43	8	38	0	59	0	10	132	29	15	39	11	42	0	1,567	24	49	76	49	20	41	15	102	30	183	0	81	102	51	27
Beginning balance				679	728	809	862	953	987	1,080	1,165	1,128	1,194	1,276	1,334	1,422	1,479	1,580	103	159	191	196	228	290	332	400	382	436	337	420	424	406	439
Expenses during the year				43	8	38	0	59	0	10	132	29	15	39	11	42	0	1,567	24	49	76	49	20	41	15	102	30	183	0	81	102	51	27
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
Interest				14	11	12	14	14	15	17	17	17	18	19	21	22	23	13	2	3	3	3	4	5	5	6	6	6	6	6	6	6	7
Ending Balance	Lowest Balance =		103,445	728	809	862	953	987	1,080	1,165	1,128	1,194	1,276	1,334	1,422	1,479	1,580	103	159	191	196	228	290	332	400	382	436	337	420	424	406	439	497

Inflation - 3%

Investment - 1.5%

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.

	Estimated Values			All figures in this section are calculated in Dollars but displayed in rounded-off Thousands of Dollars																													
	Cost	Life (years)																															
Replacement Items		**Total**	**Remain**	**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	4					7				8				9				10				11				12				14	
Asphalt-Roadway/Gutters Repairs & Replacement	132,131	25	15															225															
Storm Drain Cleaning/Repairs	10,000	20	4				12																				22						
Tree/Irrigation Replacement	10,000	10	10										10														22						
Casualty Cleanup/Recovery/Repairs	10,000	10	10										10										10										
	######																																
Total Projected Expenditures				0	0	0	12	7	0	0	0	8	20	0	0	9	0	225	0	10	0	0	10	11	0	0	44	12	0	0	0	14	0
Beginning balance				87	101	115	129	132	139	153	168	183	190	184	199	214	221	236	25	38	42	55	69	73	75	89	103	73	75	89	102	117	117
Expenses during the year				0	0	0	12	7	0	0	0	8	20	0	0	9	0	225	0	10	0	0	10	11	0	0	44	12	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
Interest				1	1	1	1	1	1	2	2	2	2	2	2	2	2	1	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1
Ending Balance	Lowest Balance =		25,073	101	115	129	132	139	153	168	183	190	184	199	214	221	236	25	38	42	55	69	73	75	89	103	73	75	89	102	117	117	131

Inflation - 3%

Investment - 1%

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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 - 2026 POOLED RESERVES PLAN

All figures in this section are calculated in Dollars but displayed in rounded-off Thousands of Dollars

Replacement Items	Estimated Values: Cost	Life (years): Total	Life (years): Remain	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Concrete Sidewalks Repair/Replacement	23,186	20	5					29										
Asphalt-Roadway/Gutters Repairs & Replacement	128,030	20	2		149													
Street Fountain-Repairs & Maintenance	12,000	12	12												19			
Street Lights, Repair/Replace (10)	30,000	20	1	34														
Storm Drain Cleaning/Repairs	10,300	10	10										15					
Pavers at Fountain Circle	41,200	40	14														68	
Tree/Irrigation Replacement	20,000	10	10										20					
Casualty Cleanup/Recovery/Repairs	20,000	10	10										20					
	284,716																	
Total Projected Expenditures				34	149	0	0	29	0	0	0	0	55	0	19	0	68	0
Beginning balance				290	280	154	175	196	188	208	230	251	273	240	262	265	287	241
Expenses during the year				34	149	0	0	29	0	0	0	0	55	0	19	0	68	0
Funding during the year				20	20	18	18	18	18	18	18	18	18	18	18	18	18	18
Interest				4	3	2	3	3	3	3	4	4	4	4	4	4	4	4
Ending Balance	Lowest Balance = 62,879			280	154	175	196	188	208	230	251	273	240	262	265	287	241	262

Replacement Items	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Concrete Sidewalks Repair/Replacement										53					
Asphalt-Roadway/Gutters Repairs & Replacement												311			
Street Fountain-Repairs & Maintenance									27						
Street Lights, Repair/Replace (10)						61									
Storm Drain Cleaning/Repairs					21										27
Pavers at Fountain Circle															
Tree/Irrigation Replacement															
Casualty Cleanup/Recovery/Repairs															
Total Projected Expenditures	0	0	0	0	21	61	0	0	27	53	0	311	0	0	27
Beginning balance	262	285	307	330	353	355	317	340	363	360	330	353	63	82	101
Expenses during the year	0	0	0	0	21	61	0	0	27	53	0	311	0	0	27
Funding during the year	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
Interest	4	4	5	5	5	5	5	5	5	5	5	3	1	1	1
Ending Balance	285	307	330	353	355	317	340	363	360	330	353	63	82	101	94

Inflation - 3%

Investment - 1.5%

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.