

VCA 2022 APPROVED Budgets

September 28, 2021

TO: VCA Board & Vineyards Neighborhood Associations

The 2022 V.C.A. APPROVED budget sheets are enclosed.

These budgets were passed by the Board at the September 28, 2021. budget meeting. The yearly assessment amounts will be as follows for 2022.

<u>Total Cost per Home:</u>	<u>2021</u>	<u>2022</u>	<u>Net change</u>
Master: All Homes	\$ 1,832.00	\$ 1,831.28	\$.72 Less
Access Control/Gates	\$ 2,312.00	\$ 2,311.28	\$.72 Less
Silver Oaks Blvd.	\$ 2,476.00	\$ 2,478.72	\$ 2.72 More
Vintage Colony Blvd.	\$ 2,449.36	\$ 2,451.56	\$ 2.20 More

The 2022 Lake Maintenance Budget is unchanged from 2021.

Sincerely,

PMP Management Co.

<u>Total Cost per Home:</u>	<u>2021</u>	<u>2022</u>	<u>Net change</u>
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Access Control/Gates	\$ 2,312.00	\$ 2,311.28	\$.72 Less
Silver Oaks Blvd.	\$ 2,476.00	\$ 2,478.72	\$ 2.72 More
Vintage Colony Blvd.	\$ 2,449.36	\$ 2,451.56	\$ 2.20 More

Summit-Broad-Band Monthly Communication Fees

Video, Video Equipment	32.24
Internet, Internet Equipment	27.38
Phone. LD	7.04
Internet Network Surcharge	20.50
Taxes, FCC, 911 fees	6.26
	<hr/>
	93.42

Yearly Summit Services. 1,121.04

	<u>Yearly Amount</u>	<u>Quarterly Amount</u>
VCA Master (without Summit)	\$ 710.24	\$ 177.56
Access control	\$ 480.00	\$ 120.00
Silver Oaks Blvd.	\$ 167.44	\$ 41.86
Vintage Colony Blvd.	\$ 140.28	\$ 35.07

VCA Master Association Assessment Fees for 2022

	<u>Quarterly</u>	<u>Yearly</u>	
Master Association	\$ 457.82	\$ 1,831.28	Charged to: All Owners
Access Control	\$ 120.00	\$ 480.00	Charged to: All Owners behind the gates
Silver Oaks Blvd.	\$ 41.86	\$ 167.44	Charged to: Napa Ridge Patio, Napa Ridge Villas, San Miguel, San Rafael, Silver Oaks, Sonoma Lake, and Villa Verona
Vintage Colony Blvd.	\$ 35.07	\$ 140.28	Charged to: Camelot Park, Glen Lake Estates, Villa Florenza, Regency Reserve, Avellino Isles and Venzia Grande

<u>Combined Totals</u>	<u>Quarterly</u>	<u>Yearly</u>	
Master Association Fee	\$ 457.82	\$ 1,831.28	Charged to: All Owners
Master Fee + Access Control	\$ 577.82	\$ 2,311.28	Charged to: All Owners behind the gates
Master Fee + Access Control + Silver Oaks Blvd.	\$ 619.68	\$ 2,478.72	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.	\$ 612.89	\$ 2,451.56	Charged to: Camelot Park, Glen Lake Estates, Villa Florenza, Regency Reserve, Avellino Isles and Venzia Grande

Lake Maintenance Budget 2022

9/9/2021

2022 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 2022 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
			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 2022

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 2022 APPROVED Budget

of units = 2727

For the Period of January 1, 2022 through December 31, 2022

	2021 Budget	YTD - Actual 8/31/2021	Estimated 12/31/2021	2022 Approved Budget
Maintenance Fee - VCA	\$ 1,925,720	\$ 1,126,671	\$ 1,925,720	\$ 1,886,743
Reserve - Assessment VCA	\$ 46,000	\$ 32,732	\$ 46,000	\$ 50,000
Bulk TV/Communications Fees	\$ 3,010,197	\$ 1,756,537	\$ 3,010,197	\$ 3,044,745
Credits for Liened Accounts		\$ (470)	\$ -	
Interest Income - Reserves		\$ 497	\$ -	
Interest Income - Operating		\$ 1,414	\$ -	
Miscellaneous Income			\$ -	
Late Charge Fees / Interest			\$ -	
Prior Year Surplus (Deficit)	\$ -		\$ -	100,000
Total Income	\$ 4,981,917	\$ 2,917,381	\$ 4,981,917	\$ 5,081,488
Expenses				
Administrative Expenses				
Community Activities	\$ 30,000	\$ 14,300	\$ 30,000	\$ 30,000
Management / Bookkeeping	\$ 218,545	\$ 145,697	\$ 218,545	\$ 225,101
Office Expense	\$ 10,000	\$ 8,436	\$ 10,000	\$ 10,500
Postage / Duplicating	\$ 4,500	\$ 3,263	\$ 4,500	\$ 4,725
Corporate Filing Fee	\$ 61	\$ 61	\$ 61	\$ 150
Vineyards Radio	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100
Website Hosting VCAMasters.com	\$ 2,400	\$ 1,240	\$ 2,400	\$ 2,400
Taxes/Licenses/Dues	\$ 400	\$ -	\$ 400	\$ 400
Line of Credit	\$ -	\$ -	\$ -	\$ 10,000
Total Administrative Expenses	\$ 267,006	\$ 174,097	\$ 267,006	\$ 284,376
Professional Fees				
Legal/Accounting	\$ 30,000	\$ 8,371	\$ 30,000	\$ 30,000
Lake Drainage Engineering	\$ 2,000	\$ -	\$ 2,000	\$ 10,000
Insurance Package & Appraisal	\$ 36,000	\$ 52,081	\$ 36,000	\$ 34,700
Total Professional Fees	\$ 68,000	\$ 60,452	\$ 68,000	\$ 74,700
Utilities				
Electricity	\$ 63,000	\$ 33,063	\$ 63,000	\$ 64,890
Bulk TV/Communications Fees	\$ 3,010,197	\$ 1,964,388	\$ 3,010,197	\$ 3,044,745
Irrigation Water	\$ 185,000	\$ 107,871	\$ 185,000	\$ 190,500
Total Utilities	\$ 3,258,197	\$ 2,105,322	\$ 3,258,197	\$ 3,300,135
Grounds Maintenance				
Landscape Contract w/irrigation check	\$ 985,414	\$ 637,809	\$ 985,414	\$ 1,014,977
Landscaping Replacement	\$ 110,000	\$ 55,137	\$ 110,000	\$ 110,000
Annuals / Replacement	\$ 36,000	\$ 23,226	\$ 36,000	\$ 36,000
Irrigation Repairs	\$ 10,000	\$ 3,616	\$ 10,000	\$ 10,000
Lake Fountains Maintenance Contract	\$ 2,400	\$ -	\$ 2,400	\$ 2,400
Lake Fountains Repairs	\$ 4,000	\$ -	\$ 4,000	\$ 4,000
Lake Drainage Inspections & Repairs	\$ 10,000	\$ 6,476	\$ 10,000	\$ 10,000
Roadway Sign Maintenance	\$ 3,500	\$ (178)	\$ 3,500	\$ 3,500
Lake Maintenance	\$ 10,300	\$ (14,429)	\$ 10,300	\$ 10,300
Lake & Shoreline Plants	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Electrical/Lighting Repairs	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Perimeter Fencing, Walls	\$ 2,500	\$ 216	\$ 2,500	\$ 2,500
Entrance Signs & Monument Maint	\$ 3,000	\$ 379	\$ 3,000	\$ 3,000
Power washing Park and Monuments	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
Roadway Maintenance	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Uninsured Loss & Deductibles	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Contingency	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Total Grounds Maintenance	\$ 1,342,714	\$ 712,250	\$ 1,342,714	\$ 1,372,277
Total Operating Expenses	\$ 4,935,917	\$ 3,052,121	\$ 4,935,917	\$ 5,031,488
Reserves	\$ 46,000	\$ 34,997	\$ 46,000	\$ 50,000
Total Common Expenses	\$ 4,981,917	\$ 3,087,118	\$ 4,981,917	\$ 5,081,488

Vineyards Community Association, Inc. - Master Budget

2022 APPROVED Budget

Reserve & Assessment Schedule

For the Period of January 1, 2022 through December 31, 2022

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	691.88	172.97	57.66
Reserve Assessment	18.34	4.59	1.53
	<u>710.22</u>	<u>177.56</u>	<u>59.19</u>
2021 Bulk Communication Fees	1,121.04	280.26	93.42
Total Assessments & Cable Due	<u>1,831.26</u>	<u>457.82</u>	<u>152.61</u>

Summit-Broadband Monthly Communication Fees

Video, Video Equipment	32.24
Internet, Internet Equipment	27.38
Phone, LD	7.04
Internet Network Surcharge	20.50
Taxes, FCC, 911 & Surcharge fees	6.26
Monthly Service cost =	<u>93.42</u>

Yearly Summit Services =
 1,121.04

**Vineyards Community Association - VCA Access Control
Board of Director's 2022 APPROVED Budget**

of Units = 1735

For the Period of January 1, 2022 through December 31, 2022

2022

Revenue	2021 Budget	Actual 8/31/2021	Estimated 12/31/2021	Approved Budget
Access Control Assessments	755,210	441,456	755,210	752,621
Reserve Assessments	75,000	57,277	75,000	75,000
Interest Income Operating Acct		241		-
Interest Income Reserve funds		165	-	-
Prior Year Surplus (Deficit)	100,000	-	100,000	130,000
Total Revenue	930,210	499,140	930,210	957,621
Expenses				
Administrative Expenses				
Access Control (Payroll & Benefits)	630,000	404,641	615,000	648,900
Office Expense/Supplies	6,500	6,121	6,500	6,695
Educational activities/conferences	800		800	800
Uniform Expense	3,000	2,501	3,000	3,000
Total Administrative Expenses	640,300	413,262	625,300	659,395
Insurance				
Auto Insurance (Included in Package)	1,750	1,578	1,750	1,700
Gate Houses/Bldgs.-equipment Insurance	16,000	16,000	16,000	23,100
Workmen Comp	16,000	13,417	16,000	14,100
Total Insurance Expenses	33,750	30,995	33,750	38,900
Utilities				
Electricity	10,000	5,677	10,000	10,300
Telephone(s)	4,800	3,278	4,800	4,800
Water/Sewer	3,200	1,792	3,200	3,296
Total Utility Expenses	18,000	10,748	18,000	18,396
Grounds Maintenance				
Gate Repair & Maintenance	6,000	3,134	6,000	6,000
Gatehouse Repair & Maint.	6,000	1,484	6,000	6,000
A/C Repairs and Maintenance	1,000	486	1,000	1,000
Fountain Maintenance Contract	1,200	700	1,200	1,800
Fountain Repair Expenses	600	700	600	600
Janitorial Service	18,960	11,060	18,960	19,530
Janitorial & Miscellaneous Supplies	3,000	3,992	5,000	4,000
Pest Control - Gatehouses	800	468	800	800
Sidewalk Repairs	5,000	-	5,000	5,000
Power wash Sidewalks Arbor Blvd.	8,500	-	8,500	8,500
Power wash street gutters Arbor Blvd.	8,500	-	8,500	8,500
Miscellaneous Maintenance	4,000	270	4,000	4,000
Uninsured loss/Insurance Deductibles	20,000	-	20,000	20,000
Contingency	50,000	-	50,000	50,000
Total Ground Maintenance expense	133,560	22,294	135,560	135,730
Miscellaneous				
Auto - Fuel	3,400	2,625	3,400	4,000
Auto - Repair & Maintenance	4,000	1,005	4,000	4,000
Access Control Software/Hosting	12,200	220	12,200	12,200
Access control Software support/repairs	2,000	220	2,000	2,000
Bar Code / Decal/Passes	8,000	6,784	8,000	8,000
Total Miscellaneous Expenses	29,600	10,854	29,600	30,200
Total Operating Expenses	855,210	488,153	842,210	882,621
Reserves	75,000	56,415	75,000	75,000
Total Common Expenses	930,210	544,569	917,210	957,621

Vineyards Community Association, Inc. - VCA Access Control
2022 APPROVED Budget
Reserve & Assessment Schedule
For the Period of January 1, 2022 through December 31, 2022

Total unit 1735

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

Quarterly Assessment = \$ 120.00
 Yearly Assessment = \$ 480.00

VCA Access Control - 2022 Pooled Reserve Budget

9-9-21 A

Replacement Items	Estimated Values		Inflation of Replacement Costs = 3.00%												Investment Growth = 1%																						
	Cost in 2020	Life (years)	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				
Concrete Sidewalks Repair/Replacement	20,000	4													29	937							37				42										
Asphalt-Roadway Systems Repairs & Replacement	619,633	20	15													9							11														
Gatehouse Repair & Painting	5,797	7	1	6																																	
Gatehouse Roof Replacement & Repairs	31,585	25	2	34																																	
Gatehouse Interior Renovation	41,200	15	12												59																						
Barcode Readers Replacement	16,480	10	1																																		
Barrier Arms-Replace (newer) 2	9,274	12	4																																		
Barrier Arms-Replace (Older) 6	27,823	12	1												40																						
HVAC (North Gatehouse)	7,210	10	2	8											10																						
HVAC (South Gatehouse)	7,210	10	1																																		
Security Cameras-Upgrade/Replacement	18,030	8	5												26																						
Computers IT Equipment	25,750	8	7																																		
Panel Vehicle	25,000	6	5																																		
Street Line Painting	10,300	5	4																																		
Deferred Maint and Capital Improvements	10,000	7	6																																		
	875,292														14																						
Total Projected Expenditures			6	42	11	58	35	31	7	13	26	65	11	139	44	985	10	55	33	18	18	75	61	97	20	57	42	22	162	156	47	120	18				
Beginning Balance	431	509			513	597	613	654	698	766	828	877	886	951	888	919	8	84	104	146	203	260	274	252	306	325	358	411	324	243	211	226					
Expenses during the year (subtracted)	6	42	11	58	35	31	7	13	26	65	11	139	44	985	10	55	33	18	18	75	61	97	20	57	42	22	162	156	47	120	18						
Funding during the year (added)	75,000	74	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	
Ending Balance	8,655	500	533	597	613	654	698	766	828	877	886	951	888	919	9	84	104	146	203	260	274	252	306	325	358	411	324	243	211	226	283						

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.

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.

Vineyards Community Association, Inc. - Silver Oaks Blvd.

Board of Director's 2022 APPROVED Budget

of Units: 288

For the Period of January 1, 2022 through December 31, 2022

9/9/2021

	2021 Approved Budget	Actual 8/31/2021	Estimated 12/31/2021	2022 Approved Budget
Revenue				
Operating Assessments	36,338	21,168	36,338	37,225
Reserves Assessments	11,000	8,208	11,000	11,000
Interest Operating Account		4	6	
Interest Reserve Accounts		44	70	
Prior Year Surplus (Deficit)	-		-	-
Total Revenue	47,338	29,424	47,414	48,225
Expenses				
Grounds Maintenance				
Landscape Maintenance	29,538	19,119	28,679	30,425
Repairs & Maintenance	3,000	1,002	3,000	3,000
Tree and Plant Replacement	1,500	1,404	1,500	1,500
Power Wash Sidewalk & Gutters	1,800	-	1,650	1,800
Contingency	500	-	-	500
Total Operating Expenses	36,338	21,525	34,829	37,225
Reserves	11,000	8,294	11,000	11,000
Total Common Expenses	47,338	29,819	45,829	48,225

**Vineyards Community Association, Inc. - Silver Oaks Blvd.
 2022 APPROVED Budget
 Reserve & Assessment Schedule
 For the Period of January 1, 2022 through December 31, 2022**

	Annually	Quarterly
Operating Assessment	129.25	32.31
Reserve Assessment	38.19	9.55
<i>Total Assessment Due</i>	167.45	41.86

of units 288

Vineyards Community Association, Inc. - Vintage Colony Blvd.

Board of Director's 2022 APPROVED Budget

of Units = 560

For the Period of January 1, 2022 through December 31, 2022

9/9/2021

	2021 Approved Budget	Actual 8/31/2021	Estimated 12/31/2021	2022 Approved Budget
Revenue				
Operating Assessments	\$ 59,762	\$ 34,953	\$ 59,762	\$ 61,567
Reserves Assessments	\$ 17,000	\$ 12,751	\$ 17,000	\$ 17,000
Interest Income Operating		\$ 9	\$ 12	
Interest Income Reserves		\$ 102	\$ 160	
Prior Year Surplus (Deficit)	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 76,762	\$ 47,816	\$ 76,934	\$ 78,567
Expenses				
Grounds Maintenance				
Landscape Maintenance	\$ 38,512	\$ 24,927	\$ 37,390	\$ 39,667
Annuals	\$ 2,000	\$ 523	\$ 2,000	\$ 2,000
Plant Replacement	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Fountain Electricity	\$ 5,000	\$ 3,227	\$ 5,000	\$ 5,200
Fountain Service Contract	\$ 1,050	\$ 1,400	\$ 2,100	\$ 2,400
Fountain Equipment & Repair	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Electricity - St Lights	\$ 1,700	\$ 788	\$ 1,700	\$ 1,700
Repairs & Maintenance	\$ 1,500	\$ -	\$ 1,500	\$ 600
Power Wash Sidewalk & Gutters	\$ 3,000	\$ -	\$ 2,250	\$ 3,000
Contingency	\$ 500	\$ -	\$ 500	\$ 500
Total Operating Expenses	\$ 59,762	\$ 30,865	\$ 58,940	\$ 61,567
Reserves	\$ 17,000	\$ 12,852	\$ 17,000	\$ 17,000
Total Common Expenses	\$ 76,762	\$ 43,717	\$ 75,940	\$ 78,567

Vineyards Community Association, Inc. - Vintage Colony Blvd.
2022 APPROVED Budget
Reserve & Assessment Schedule
For the Period of January 1, 2022 through December 31, 2022

	Annually	Quarterly
Operating Assessment	109.94	27.49
Reserve Assessment	30.36	7.59
Total Assessment Due	140.30	35.07

560 Units

