

VCA 2024 APPROVED Budgets

September 28, 2023

TO: Vineyards Neighborhood Associations

The 2024 VCA APPROVED budget sheets are enclosed.

These budgets were APPROVED by the Board at the VCA Board meeting on September 28, 2023. The yearly assessment amounts will be as follows for 2024.

<u>Total Cost per Home:</u>	<u>2023</u>	<u>2024</u>	<u>Net change</u>
Master - All Homes	1,830.38	1901.10	70.72 - 3.9% Increase
Master + Access Control Homes behind Arbor Gates	2,308.40	2410.66	102.26 - 4.4% Increase
Master + Access Control + Silver Oaks Blvd.	2,472.77	2579.86	107.09 - 4.3% Increase
Master + Access Control + Vintage Colony Blvd.	2,455.21	2563.25	108.04 - 4.4% Increase

The 2024 Lake Maintenance Budget is **UNCHANGED** from 2023.

The Vineyards Community Association Board

**VCA Master Association
Assessment Fees for 2024**

	<u>Year</u>	<u>Quarter</u>	<u>Month</u>
Budgets			
Master (w/o Communications)	689.82	172.46	57.49
Communications/Entertainment	1,211.28	302.82	100.94
Total Master	1,901.10	475.28	158.43
Access Control	509.56	127.39	42.46
Silver Oaks Blvd	169.20	42.30	14.10
Vintage Colony Blvd	152.59	38.15	12.72

>>> Assessment Fees 2024 <<<		
Master Association Fees		
All Owners	1,901.10	475.28
Access Control		
Owners behind Arbor Gates	509.56	127.39
Silver Oaks Blvd Owners	169.20	42.30
Vintage Colony Blvd Owners	152.59	38.15

>>> Combined Totals <<<		
Master Fee All Owners	1,901.10	475.28
Master + Access Control	2,410.66	602.67
Owners behind Arbor Gates		
Master + Access Control +		
Silver Oaks Blvd	2,579.86	644.97
Napa Ridge Patio		
Napa Ridge Villas		
San Miguel		
San Rafael		
Silver Oaks		
Sonoma Lake		
Villa Verona		
Master + Access Control +		
Vintage Colony Blvd	2,563.25	640.81
Avellino Isles		
Camelot Park		
Glen Lake Estates		
Regency Reserve		
Venzia Grande		
Villa Florenza		

Lake Maintenance Budget 2024

2024 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

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 2024

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 2024

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

2024 APPROVED Budget

of units = 2727

For the Period of January 1, 2024 through December 31, 2024

	2023 Budget	YTD - Actual 7/31/2023	Estimated 12/31/2023	2024 APPROVED Budget
Maintenance Fee	1,750,295	1,021,007	1,750,295	1,834,137
Reserve - Assessment	45,000	33,783	45,000	46,000
Lake Maintenance	87,100	60,822	87,100	87,100
Bulk TV/Communications Fees	3,183,261	1,856,902	3,183,261	3,289,837
Interest Income - Reserves		855	1,490	
Interest Income - Operating		4,095	8,066	
Prior Year Surplus (Deficit)	135,000	-	-	150,000
Total Income	5,200,655	2,977,466	5,075,212	5,408,074
Expenses				
Administrative Expenses				
Community Activities	30,000	13,950	30,000	32,000
Management / Bookkeeping	225,101	131,309	225,101	231,854
Office Expense	12,000	9,101	12,000	17,000
Postage	4,961	3,346	6,000	6,000
Corporate Filing Fee	62	62	62	62
Vineyards Radio	1,100	11,770	12,770	1,200
Website Hosting VCAMasters.com	2,400	1,245	2,400	2,400
Taxes/Licenses/Dues	400	-	400	400
Line of Credit	-	-	-	12,000
Total Administrative Expenses	276,025	170,783	288,733	302,916
Professional Fees				
Legal/Accounting	15,000	1,803	10,000	10,000
Lake Drainage & Engineering	5,000	-	5,000	5,000
Insurance Package & Appraisal	40,600	52,911	52,911	61,237
Total Professional Fees	60,600	54,714	67,911	76,237
Utilities				
Electricity	66,840	42,169	74,000	77,000
Bulk TV/Communications Fees	3,183,261	1,811,635	3,183,261	3,289,837
Irrigation Water	196,215	125,296	210,000	210,000
Total Utilities	3,446,316	1,979,100	3,467,261	3,576,837
Grounds Maintenance				
Landscape Contract w/irrigation check	985,415	574,825	985,415	1,014,984
Landscaping Replacement	100,000	22,745	90,000	90,000
Annuals / Replacement	38,000	40,959	61,439	43,000
Irrigation Repairs	10,000	7,702	16,000	16,000
Lake Fountains Maintenance	2,400	1,472	3,034	3,200
Lake Fountains Repairs	4,000	1,846	4,000	4,000
Lake Drainage Inspections & Repairs	10,000	3,897	10,000	10,000
Roadway Sign Maintenance	3,500	9,946	11,000	5,000
Lake Maintenance	97,400	39,900	97,400	97,400
Lake & Shoreline Plants	5,000	-	2,000	2,000
Electrical/Lighting Repairs	2,500	5,130	5,000	5,000
Perimeter Fencing, Walls	2,500	-	2,500	2,500
Entrance Signs & Monument Maint	3,000	2,740	3,000	3,000
Power washing Park and Monuments	7,000	245	7,000	7,000
Roadway Maintenance	2,000	-	2,000	2,000
Contingency	100,000	-	-	100,000
Total Grounds Maintenance	1,372,715	711,407	1,299,788	1,405,084
Total Operating Expenses	5,155,655	2,916,004	5,123,693	5,361,074
Reserves	45,000	37,845	45,000	47,000
Total Common Expenses	5,200,655	2,953,850	5,168,693	5,408,074

**Vineyards Community Association, Inc. - Master Budget
2024 APPROVED Budget**

Reserve & Assessment Schedule

For the Period of January 1, 2024 through December 31, 2024

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating Assessment	672.58	168.15	56.05
Reserve Assessment	17.24	4.31	1.44
	689.82	172.46	57.49
2024 Bulk Communication Fees	1,211.28	302.82	100.94
Total Assessments & Cable Due	1,901.10	475.28	158.43

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	33.90
Internet, Internet Equipment	28.79
Phone, LD	7.40
Internet Network Surcharge	21.56
Taxes, FCC, 911 & Surcharge fees	9.29
Monthly Service cost =	100.94

Yearly Summit Services = 1,211.28

Vineyards Community Association - VCA Access Control

2024 APPROVED Budget

of Units = 1735

For the Period of January 1, 2024 through December 31, 2024

Revenue	2023 Budget	Actual 7/31/2023	Estimated 12/31/2023	2024 APPROVED Budget
Access Control Assessments	754,368	440,054	754,368	808,084
Reserve Assessments	75,000	56,255	75,000	76,000
Interest Income Operating Acct	-	135	310	-
Interest Income Reserve funds	-	870	1,600	-
Prior Year Surplus (Deficit)	100,000	-	-	130,000
Total Revenue	929,368	497,315	831,278	1,014,084
Expenses				
Administrative Expenses				
Access Control (Payroll & Benefits)	630,000	365,965	662,000	698,740
Office Expense/Supplies	13,000	2,259	6,000	6,000
Educational activities/conferences	800	-	800	800
Uniform Expense	3,000	-	3,000	3,000
Auto - Fuel	4,000	1,125	2,000	3,000
Auto - Repair & Maintenance	4,000	215	2,120	2,500
Access Software/Hosting	13,000	6,703	13,406	14,000
Access Software support/repairs	2,000	-	500	500
Bar Code Passes	8,000	1,792	5,800	6,000
Total Administrative Expenses	677,800	378,059	695,626	734,540
Insurance				
Auto Insurance (Included in Package)	1,900	1,476	2,276	2,900
Gate Houses/Bldgs.-equipment Insurance	25,300	45,267	45,267	49,793
Workmen Comp	22,600	6,207	18,000	20,400
Total Insurance Expenses	49,800	52,950	65,543	73,093
Utilities				
Electricity	12,400	4,063	11,000	11,330
Mobile Phone/Cable	4,600	2,585	4,600	4,738
Water/Sewer	3,395	1,973	3,408	3,511
Total Utility Expenses	20,395	8,622	19,008	19,579
Grounds Maintenance				
Gate Repair & Maintenance	6,000	5,376	9,000	6,000
Gatehouse Repair & Maint.	5,000	5,879	6,000	5,000
A/C Repairs and Maintenance	1,000	579	1,000	1,000
Fountain Maintenance Contract	1,800	875	2,100	-
Fountain Repair Expenses	600	-	-	-
Janitorial Service	20,173	14,161	24,276	24,276
Janitorial & Miscellaneous Supplies	4,000	4,034	5,900	6,000
Pest Control - Gatehouses	800	508	1,524	1,596
Power wash Sidewalks Arbor Blvd.	8,500	-	8,500	8,500
Power wash street gutters Arbor Blvd.	8,500	-	8,500	8,500
Contingency	50,000	-	-	50,000
Total Ground Maintenance Expense	106,373	31,412	66,800	110,872
Total Operating Expenses	854,368	471,042	846,977	938,084
Reserves	75,000	57,120	75,000	76,000
Total Common Expenses	929,368	528,163	921,977	1,014,084

Vineyards Community Association, Inc. - VCA Access Control
2024 APPROVED Budget
Reserve & Assessment Schedule
For the Period of January 1, 2024 through December 31, 2024

Total # Units 1735

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	465.75	116.44
Reserve Assessment	43.80	10.95
Total Assessment Due	<u>509.56</u>	<u>127.39</u>

Vineyards Community Association, Inc. - Silver Oaks Blvd.**2024 APPROVED Budget**

of Units:

288

For the Period of January 1, 2024 through December 31, 2024

	2023			2024
Revenue	Approved Budget	Actual 6/30/2023	Estimated 12/31/2023	APPROVED Budget
Operating Assessments	36,339	18,157	36,339	37,732
Reserves Assessments	11,000	5,500	11,000	11,000
Interest Operating Account		6	12	
Interest Reserve Accounts		97	194	
Prior Year Surplus (Deficit)	-	-	-	-
Total Revenue	47,339	23,759	47,545	48,732
Expenses				
Grounds Maintenance				
Landscape Maintenance	29,539	14,770	29,539	30,432
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	1,500	1,870	2,000	2,000
Total Operating Expenses	36,339	16,640	36,339	37,732
Reserves	11,000	5,597	11,000	11,000
Total Common Expenses	47,339	22,237	47,339	48,732

Vineyards Community Association, Inc. - Silver Oaks Blvd.

2024 APPROVED Budget

Reserve & Assessment Schedule

For the Period of January 1, 2024 through December 31, 2024

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	131.01	32.75
Reserve Assessment	38.19	9.55
<i>Total Assessment Due</i>	169.21	42.30

of units 288

Vineyards Community Association, Inc. - Vintage Colony Blvd.

2024 APPROVED Budget

of Units = 560

For the Period of January 1, 2024 through December 31, 2024

Revenue	2023 Approved Budget	Actual 6/30/2023	Estimated 12/31/2023	2024 APPROVED Budget
Operating Assessments	62,212	31,103	62,212	65,453
Reserves Assessments	20,000	10,000	20,000	20,000
Interest Income Operating		12	24	
Interest Income Reserves		127	254	
Prior Year Surplus (Deficit)	-	-	-	-
Total Revenue	82,212	41,242	82,490	85,453
Expenses				
Grounds Maintenance				
Misc Repairs, Irrigation Maintenance	2,000	588	2,000	2,000
Landscape Maintenance Contract	38,512	19,256	38,512	39,672
Annuals Plantings	2,000	1,215	2,500	2,500
Fountain Service Contract	2,400	1,500	3,000	3,090
Fountain Electric	6,000	3,326	6,652	6,852
Street Lights Electric	1,300	362	1,300	1,339
Fountain Equipment & Repair	1,500	-	1,500	1,500
Contingency	500	0	0	500
Power Wash Sidewalk & Gutters	3,000	-	3,000	3,000
Plant Replacement	5,000	-	5,000	5,000
Total Operating Expenses	62,212	26,247	63,464	65,453
Reserves	20,000	10,126	20,126	20,000
Total Common Expenses	82,212	36,373	83,590	85,453

Vineyards Community Association, Inc. - Vintage Colony Blvd.

2024 APPROVED Budget

Reserve & Assessment Schedule

For the Period of January 1, 2024 through December 31, 2024

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	116.88	29.22
Reserve Assessment	35.71	8.93
<i>Total Assessment Due</i>	<u>152.59</u>	<u>38.15</u>

560 Units

VCA Master - 2024 Pooled Reserve Budget

Replacement Items	Cost	Estimated Values		All figures in this section are calculated in Dollars but displayed in rounded-off thousands of dollars																																
		Total	Life (Years)	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	2054		
Site Fencing (Chain Link) 11,400 LF	50,000	5	50															78																		
Trellises-Repairs/Replace (2) at park	11,593	15	13															19																		
Signs/Monuments-Refurbish/Repair	10,000	10										14																								
Signs/Monuments-Renovate/Replace	80,350	20	20																																	
Directional/Street Signs-Replace (86)	34,725	20	9									47																								
Pole Lights - Elec-Replace (8 at park)	7,426	20	8																																	
Lake Fountains -Repair/Replace (5)	79,568	15	1																																	
Lake Maintenance, Litorals/bank repairs.	100,000	10	10									138																								
Drainage/Lake Pipe Repairs & Maint.	150,000	10	10									202																								
Fiber Cable Boxes & related items	30,000	15	6																																	
Sidewalk at park and to Gate houses	5,000	15	2																																	
Tree Replacement	50,000	10	10									70																								
Casualty Cleanup/Recovery/Repairs	800,000	10	10									800																								
Uninsured Loss/Deductibles	50,000	1	1																																	
Total Projected Expenditures	1,458,661			121	92	0	0	0	0	95	0	0	47	1,224	67	0	0	0	0	97	144	0	0	256	162	0	0	0	0	105	0	0	84	150	152	
Beginning balance	1,253			183	1,144	1,203	1,262	1,322	1,381	1,440	1,500	1,560	1,620	1,680	1,740	1,800	1,860	1,920	1,980	2,040	2,100	2,160	2,220	2,280	2,340	2,400	2,460	2,520	2,580	2,640	2,700	2,760	2,820	2,880	2,940	3,000
Expenses during the year	121			92	0	0	0	95	0	0	0	47	1,224	67	0	0	0	0	97	144	0	0	256	162	0	0	0	0	105	0	0	84	150	152		
Funding during the year	47,000			47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47
Interest	4			6	12	12	13	13	13	13	14	14	8	2	3	3	4	4	4	4	4	3	4	3	1	1	2	2	2	2	2	2	3	3	2	1
Ending Balance	1,183			1,144	1,203	1,262	1,322	1,381	1,440	1,500	1,560	1,620	1,680	1,740	1,800	1,860	1,920	1,980	2,040	2,100	2,160	2,220	2,280	2,340	2,400	2,460	2,520	2,580	2,640	2,700	2,760	2,820	2,880	2,940	3,000	
Lowest Balance =	78,580																																			

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.

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 - 2024 Pooled Reserve Budget

Replacement Items	Cost in 2022	Estimated Values		All figures in this section are calculated in Dollars but displayed in rounded off Thousands of Dollars																																
		Total	Life (years)	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	2054		
Concrete Sidewalks Repair/Replacement	20,000	4	3	23					25					29			32					36				41										
Asphalt-Roadway Systems Repairs & Replacement	653,730	20	12						7					960																						
Garagehouse Repair & Painting	5,797	7	-																																	
Garagehouse Roof Replacement & Repairs	31,585	25	-						150																											
Garagehouse Interior Renovation	41,200	15	10																																	
Barcode Readers Replacement	16,480	10	7																																	
Barner Arms-Replace (8)	6,000	5	5																																	
HVAC (North Garagehouse)	7,210	10	1																																	
HVAC (South Garagehouse)	7,210	10	7						9																											
Security Cameras-Upgrade/Replacement	18,030	8	3						20																											
Computers IT Equipment	25,750	8	5																																	
Patrol Vehicle	25,000	6	2																																	
Street Line Painting	10,300	5	-																																	
Uninsured Loss/Deductibles	20,000	1	1																																	
	888,297																																			
Total Projected Expenditures				199	0	43	29	38	13	62	0	0	110	91	960	39	9	42	82	40	0	69	24	108	49	41	0	170	56	141	72	63	33	52		
Beginning balance	579			438	536	575	628	672	742	764	848	933	908	902	22	60	128	163	159	197	275	285	340	311	341	380	460	370	394	333	340	356	403			
Expenses during the year	199			0	43	29	38	13	62	0	0	110	91	960	39	9	42	82	40	0	69	24	108	49	41	0	170	56	141	72	63	33	52			
Funding during the year	76,000			76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	
Interest	2			2	6	6	6	7	7	8	9	9	9	9	5	0	1	1	1	2	2	2	3	3	3	3	4	4	4	4	4	4	4	4		
Ending Balance				438	536	575	628	672	742	764	848	933	908	902	22	60	128	163	159	197	275	285	340	311	341	380	460	370	394	333	340	356	403			
Lowest Balance =				22,435																																

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.

Silver Oaks Blvd. - 2024 Pooled Reserve Budget

Replacement Items	Estimate Values		All figures in this section are calculated in Dollars but displayed in rounded-off Thousands of Dollars																																	
	Cost in 2022	Life (years)	Total Remain																																	
			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	2054			
Concrete Sidewalks Repair/Replacement	5,459	4			6				7								9																			
Asphalt-Roadway/Gutters Repairs & Replacement	132,131	25																		232																
Storm Drain Cleaning/Repairs	10,000	20						12																												
Irrigation/Tree replacement	10,000	20						12																												
Total Projected Expenditures			0	0	6	0	0	24	7	0	0	0	8	0	0	0	9	0	0	232	10	0	0	0	0	0	11	0	0	44	12	0	0	0	14	
Beginning balance			73	84	96	102	114	126	114	119	132	144	156	161	174	186	199	203	216	230	10	11	22	33	45	45	57	68	36	35	47	58	70			
Expenses during the year			0	0	6	0	0	24	7	0	0	0	8	0	0	0	9	0	0	232	10	0	0	0	0	0	11	0	0	44	12	0	0	0	14	
Funding during the year			11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
Interest			0	0	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	1	0	0	0	0	0	0	1	1	1	1	1	1	1	1
Ending Balance			84	96	102	114	126	114	119	132	144	156	161	174	186	199	203	216	230	10	11	22	33	45	45	57	68	36	35	47	58	70			68	

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. - 2024 Pooled Reserve Budget

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)	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	2054		
Concrete Sidewalks Repair/Replacement	23,186	20																																	
Asphalt-Roadway/Cutters Repairs & Replacement	128,030	20		140																															
Street Fountain Repairs & Maintenance	20,000	20												19																					
Street Lights Repair/Replace (10)	10,300	20																																	
Storm Drain Cleaning/Repairs	41,200	40																68																	
Pavers at Fountain Circle	20,000	20																																	
Landscaping & Irrigation Emergencies	251,716																																		
Total Projected Expenditures			66	140	0	0	0	0	29	0	0	0	0	0	19	0	0	68	0	0	0	0	19	76	253	0	0	26	52	0	0	0	0	0	
Beginning balance			224	180	61	82	103	124	116	137	159	181	202	225	247	250	273	296	251	273	297	321	326	274	44	65	87	83	74	96	118	141			
Expenses during the year			66	140	0	0	0	29	0	0	0	0	0	0	19	0	0	68	0	0	0	0	19	76	253	0	0	26	52	0	0	0	0	0	0
Funding during the year			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	21	21
Interest			2	1	1	1	1	1	1	1	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	2	1	1	1	1	1	1	1	1	2
Ending Balance			180	61	82	103	124	116	137	159	181	202	225	247	250	273	296	251	273	297	321	326	274	44	65	87	83	74	96	118	141				
Lowest Balance =			43,906																																

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.