

2024 REVENUE

2024 Vineyards HOA Dues	\$150,259
2024 SPOA Dues	\$29,188
TOTAL REVENUE	\$179,446

2024 EXPENSES

Legal Fees	Projected Needs \$4,500	Garbage Disposal	VY1 - Dumpster Rent (4 cuft) \$34.10 x 12 mo. = \$409.20 VY1 - Pickup \$88.51 (1 time per week) x 6 mo. = \$531.06 VY1 - Pickup \$168.62 (2 times per week) x 6 mo. = \$1,011.70 VY2 - Dumpster Rent (4 cuft) \$34.10 x 12 mo. = \$409.20 VY2 - Pickup \$88.51 (1 time per week) x 12 mo. = \$1,062.10 VY3- Dumpster Rent (4 cuft) \$34.10 x 12 mo. = \$409.20 VY3 - Pickup \$88.51 (1 time per week) x 12 mo. = \$1,062.10
SPOA Dues	\$7297 per qtr. x 4 qtrs = \$29,187 \$29,187	Waste Mgmt Total	\$5,400
Irrigation/ Sprinklers	6 Meters x \$171 x 6 months = \$6,156 4,500 Useage x \$ 0.79 per Kgal = \$3,555 Turn on Fee for 6 meters x 462= \$2,772	Inland Power Total	\$40 per mo x 12mo = \$480 (Common area lighting) \$480
Stoneridge Utilities Total	\$12,483	Grounds Keeping	Mowing 24 weeks x \$1,100 per week = \$26400 Spring/Fall Debris Cleanup \$65 (2 persons)x 30 hours = \$1,950 Lawn Weed & Feed \$4,000 Shrub & Tree Trimming \$65 (2 persons) x 50 hours = \$3,250 Weeding of Pavers & Beds \$65 (2 persons) x 40 hours = \$2,600 Flower barrels - (Wingerden Greenhouses) = \$1000 Spot Spraying 20 hours x \$25 per hour = \$500 Thatching - \$1,050
Pest Control	Annual Treatment (Eden Pest) - \$2,000 (Includes rodent traps) Wasp & Hornet Control)= \$335 Supplies - Spray/ Spruce Systemic/ YJ Baits = \$150 (Amazon)	Landscaping Total	\$40,750
Grand Total	\$2,485	Sprinkler Maintenance	Sprinkler Adjustments - Volunteer (Jack/Dave/Mitch) NC Repair/Replace- 15 hr x \$65 = \$975 Infrastructure Repairs/ Upgrades - \$1,500 Spring Programming/Back Flow (Nash) - \$1500 Winter Blowout - (Nash) - \$1000 Supplies (risers/ heads/etc)- \$825
Building Maintenance	Repairs & Upkeep (Common Area) - \$65/hr x 75hrs = \$4,875 VY2 & VY3 Walkways (Sealing)= \$700 Supplies & Materials - \$3,728 (Luster seal, lights,paint etc.)	Sprinklers Total	\$5,800
Grand Total	\$9,303	Insurance	Farmers Insurance - \$14,400 \$14,400
Snow Removal	Plowing - \$500 per x 10 = \$5,000 (All VY) Sanding - \$275 per x 12 = \$3,300 (All VY) Spring Clean Up - \$400 (Street Sweeper)	Tax Returns	Estimate - \$325 \$325
Grand Total	\$8,700		
HOA Administration	Bookkeeper - \$110 per hr x 6 hr per month x 12 mos = \$7,920 Postage & Supplies - \$20 per mo x 12 mos = \$240 OnBoard - \$1,800		
Grand Total	Website Fee - \$300 Zoom - \$150 \$10,410		

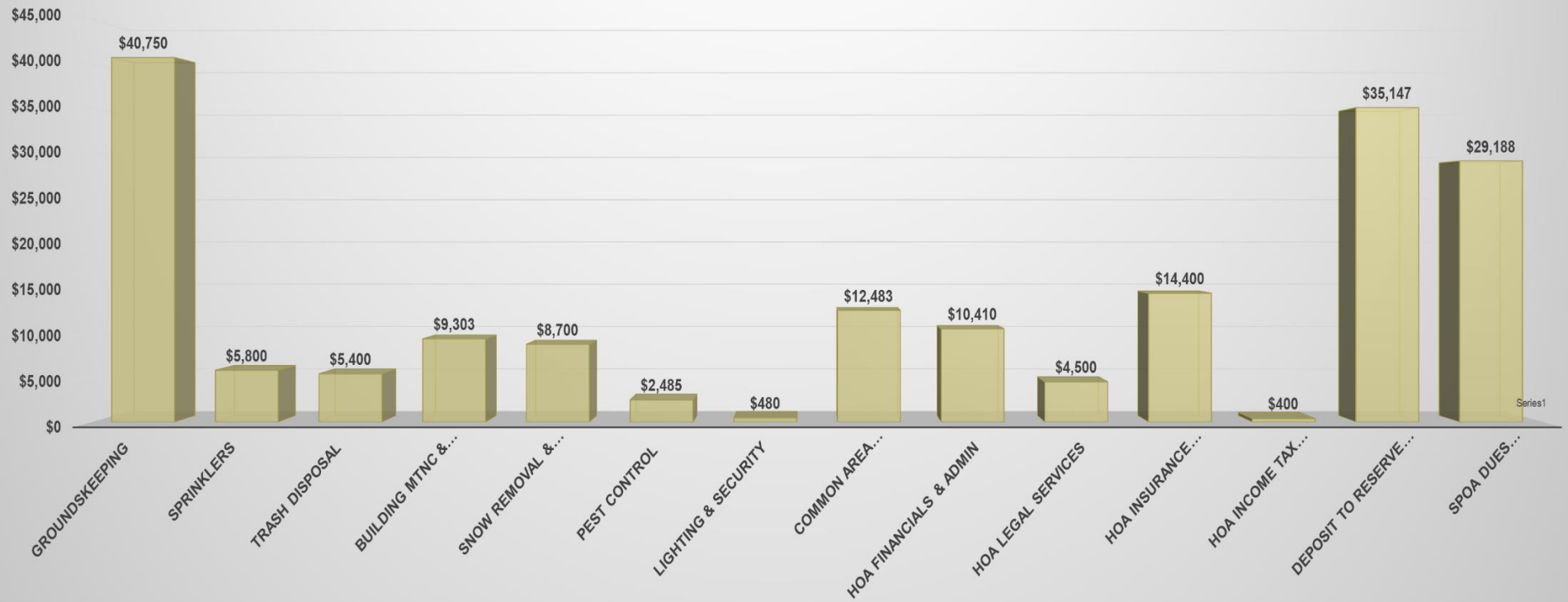
TOTAL 2024 Expenses: \$144,299

10 YR VINEYARDS RESERVE STUDY 2023 thru 2034				Approved 5-16-2023 by VY HOA MC
YEAR	PROJECTS	ADDITION TO RESERVES	PROJECT COST	BEGINNING BALANCE
				\$15,356
2023	Edging VY3		\$3,000	
	Seal Coat (All)& Cracks		\$12,000	
	Roof Moss Abatement VY1		\$3,100	
		\$21,272	\$18,100	\$18,528
2024	Bark Replacement (All)	Dues Increase 15% on 1/1/24	\$5,000	
	Walkway Repairs (All)		\$2,500	
	Roof Moss Abatement VY2/VY3		\$3,500	
		\$35,147	\$11,000	\$42,675
2025	Clean out Gutters (All)	Dues Increase 10% on 1/1/25	\$1,750	
	Fill in Asphalt Cracks		\$1,500	
		\$47,871	\$3,250	\$87,296
2026	Paver Repairs VY1	Dues Increase 10% on 1/1/26	\$2,500	
	Paint VY3		\$34,385	
		\$62,168	\$36,885	\$112,579
2027	Bark Replacement (All)	Dues Increase 5% on 1/1/27	\$5,500	
	Fill in Asphalt Cracks		\$1,600	
		\$68,986	\$7,100	\$174,465
2028	Seal Coat (All)& Cracks	Dues Increase 5% on 1/1/28	\$15,000	
	Clean out Gutters (All)		\$1,900	
		\$76,214	\$16,900	\$233,779
2029	Walkway Repairs (All)	Dues Increase 5% on 1/1/29	\$3,000	
	Fill in Asphalt Cracks		\$1,700	
	Paint VY2		\$48,958	
		\$83,876	\$53,658	\$263,998
2030		Dues Increase 5% on 1/1/30		
	Bark Replacement (All)		\$6,000	
		\$91,995	\$6,000	\$349,992
2031	Roof Re-shingle VY1	Dues Increase 5% on 1/1/31	\$250,000	
	Clean out Gutters (All)		\$2,150	
	Paver Repairs VY1		\$3,000	
	Fill in Asphalt Cracks		\$1,800	
		\$100,593	\$256,950	\$193,636
2032	Roof Moss Abatement (All)	Dues Increase 5% on 1/1/32	\$8,000	
	Walkway Repairs (All)		\$3,500	
	Paint VY1		\$84,500	
		\$109,698	\$96,000	\$207,334
2033	Bark Replacement (All)	Dues Increase 5% on 1/1/33	\$6,500	
	Fill in Asphalt Cracks		\$1,900	
		\$119,335	\$8,400	\$318,269
2034	Roof Re-Shingle VY2/VY3	Dues Increase 5% on 1/1/34	\$250,000	
		\$129,534	\$250,000	\$197,803

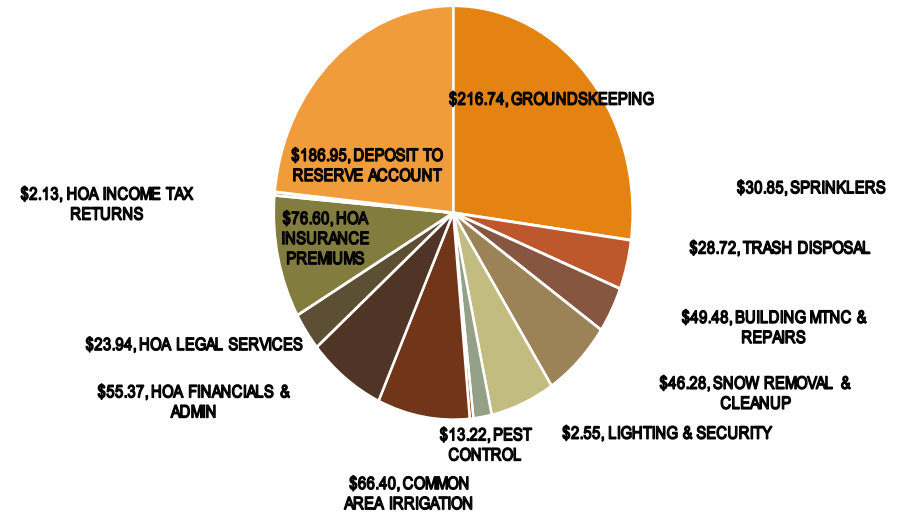
VINEYARDS RESERVE STUDY 2023- 2034

	INCREASED	Quarterly	INCOME	INCOME	INCOME	EXPENSE	EXPENSES	
YEAR	DUES	VY Dues	VY	SPOA	VY+SPOA	INFLATION	Inc SPOA	TO RESERVES
2022								\$15,356
2023		\$695.00	\$130,660	\$25,380	\$156,040	3.60%	\$134,768	\$21,272
2024	15.0%	\$799.25	\$150,259	\$29,187	\$179,446	2.10%	\$144,299	\$35,147
2025	10.0%	\$879.18	\$165,285	\$29,771	\$195,056	2.00%	\$147,185	\$47,871
2026	10.0%	\$967.09	\$181,813	\$30,336	\$212,150	1.90%	\$149,981	\$62,168
2027	5.0%	\$1,015.45	\$190,904	\$30,913	\$221,817	1.90%	\$152,831	\$68,986
2028	5.0%	\$1,066.22	\$200,449	\$31,500	\$231,949	1.90%	\$155,735	\$76,214
2029	5.0%	\$1,119.53	\$210,472	\$32,099	\$242,570	1.90%	\$158,694	\$83,876
2030	5.0%	\$1,175.51	\$220,995	\$32,708	\$253,704	1.90%	\$161,709	\$91,995
2031	5.0%	\$1,234.28	\$232,045	\$33,330	\$265,375	1.90%	\$164,782	\$100,593
2032	5.0%	\$1,296.00	\$243,647	\$33,963	\$277,611	1.90%	\$167,912	\$109,698
2033	5.0%	\$1,360.80	\$255,830	\$34,609	\$290,438	1.90%	\$171,103	\$119,335
2034	5.0%	\$1,428.84	\$268,621	\$35,266	\$303,887	1.90%	\$174,354	\$129,534

VINEYARDS UPDATED (5-16-2023)
2024 OPERATING BUDGET BREAKDOWN



Cost Per Expenditure Line Item	Annual Budget 2024	Per Owner Quarterly Cost	Percent of Cost
GROUNDSKEEPING	\$40,750	\$216.74	22.7%
SPRINKLERS	\$5,800	\$30.85	3.2%
TRASH DISPOSAL	\$5,400	\$28.72	3.0%
BUILDING MTNC & REPAIRS	\$9,303	\$49.48	5.2%
SNOW REMOVAL & CLEANUP	\$8,700	\$46.28	4.8%
PEST CONTROL	\$2,485	\$13.22	1.4%
LIGHTING & SECURITY	\$480	\$2.55	0.3%
COMMON AREA IRRIGATION	\$12,483	\$66.40	7.0%
HOA FINANCIALS & ADMIN	\$10,410	\$55.37	5.8%
HOA LEGAL SERVICES	\$4,500	\$23.94	2.5%
HOA INSURANCE PREMIUMS	\$14,400	\$76.60	8.0%
HOA INCOME TAX RETURNS	\$400	\$2.13	0.2%
DEPOSIT TO RESERVE ACCOUNT	\$35,147	\$186.95	19.6%
SPOA DUES (Collected for SPOA by VY)	\$29,188	\$155.26	16.3%
TOTAL	\$179,446	\$954.50	100.0%



Vineyards Dues Breakdown for 2024
Quarterly Avg Vineyards Dues = \$799.25
Quarterly SPOA Dues= \$155.25
Actual Dues eff 1/1/24 \$954.50 per Quarter