Vineyards HOA Budget for 2024 (Approved 5/16/2023)			VINE	YARDS	2024	BUDGE	Γ (Draft	ted May	<mark>/ 2023)</mark>				
January 1, 2024 - December 31, 2024													
REVENUE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
				•									
VINEYARDS DUES	\$37,565	\$0	\$0	\$37,565	\$0	\$0	\$37,565	\$0	\$0	\$37,565	\$0	\$0	\$150,259
SPOA DUES	\$7,297	\$0	\$0	\$7,297	\$0	\$0	\$7,297	\$0	\$0	\$7,297	\$0	\$0	\$29,187
TOTAL INCOME	\$44,862	\$0	\$0	\$44,862	\$0	\$0	\$44,862	\$0	\$0	\$44,862	\$0	\$0	\$179,446
TOTAL OPERATING INCOME	\$44,862	\$0	\$0	\$44,862	\$0	\$0	\$44,862	\$0	\$0	\$44,862	\$0	\$0	\$179,446
EXPENSES													
VENDOR EXPENSES					40.700	40	40.000	4.5 - 5.5	40.000	40.000			4.2
GROUNDSKEEPING					\$6,792	\$6,792	\$6,792		\$6,792	\$6,792			\$40,750
SPRINKLER MAINTENANCE				\$2,000	\$500	\$500	\$500	\$500	\$500	\$1,300			\$5,800
BUILDING MAINTENANCE & REPAIRS	\$615	\$615	\$615	\$615	\$615	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$615	\$615	\$9,303
SNOW REMOVAL & CLEANUP	\$2,175	\$2,175					4	4	4	4	\$2,175		\$8,700
PEST CONTROL TOTAL VENDOR COSTS				\$50	\$2,000	\$90	\$100	\$100	\$50	\$50	\$45		\$2,485 \$67,038
UTILITIES													
TRASH DISPOSAL	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$5,400
LIGHTING & SECURITY	\$40			\$40		\$40	\$40		\$40	\$40			\$480
COMMON AREA IRRIGATION	ψ.0	ψ.ισ	ψ.ιο	\$2,772	\$1,619	\$1,619	\$1,619		\$1,619	\$1,619		ψ.ιο	\$12,483
TOTAL UTILITY COSTS				ΨΞ,7.7.2	\$1,013	\$1,01 3	\$1,013	\$1,013	\$1,013	\$1,01			\$18,363
ADMINISTRATION													
HOA ADMINISTRATION	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$2,518	\$718	\$718	\$718	\$718	\$10,410
HOA LEGAL SERVICES	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500
TOTAL ADMINISTRATION COSTS													\$14,910
SPOA TRANSFER													
SPOA PAYMENT	\$7,297			\$7,297			\$7,297			\$7,297	,		\$29,188
SI OAT ATMENT	\$1,231			71,231			71,231			71,231			723,100
TAXES & INSURANCE													
HOA INSURANCE PREMIUMS	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$14,400
HOA TAXES	ψ <u>2</u>)200	\$2,200	\$2,200	\$400		V 2)200	ψ±)±00	ψ <u>1</u>)200	ψ <u>1</u> ,200	V 1/200	ψ <u>1</u>)200	ψ <u>1</u>)200	\$400
TOTAL TAX & INSURANCE COSTS				7.100									\$14,800
TOTAL OPERATING EXPENSES	\$12,869	\$5,572	\$3,397	\$15,917	\$14,308	\$12,783	\$20,090	\$14,593	\$12,743	\$20,840	\$5,617	\$5,572	\$144,299
	\$12,803	33,372	33,337	Ç15,917	714,300	Ç12,763	\$20,030	\$14,595	, 712,743	720,840	\$3,017	,57,572	Ş1 44 ,233
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
TOTAL INCOME	\$44,862			\$44,862			\$44,862			\$44,862			\$179,446
TOTAL OPERATING EXPENSES	\$12,869	\$5,572	\$3,397	\$15,917	\$14,308	\$12,783	\$20,090	\$14,593	\$12,743	\$20,840	\$5,617	\$5,572	\$144,299
-													
DEPOSIT TO RESERVE ACCOUNT	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$2,929	\$35,147
DEL CON TO RECEIVE ACCOUNT	72,323	72,323	72,323	72,323			72,323	72,323	72,323		72,323	- 7 2,323	755,147
	-							 			 		
NET CASH FLOW													\$0
													70

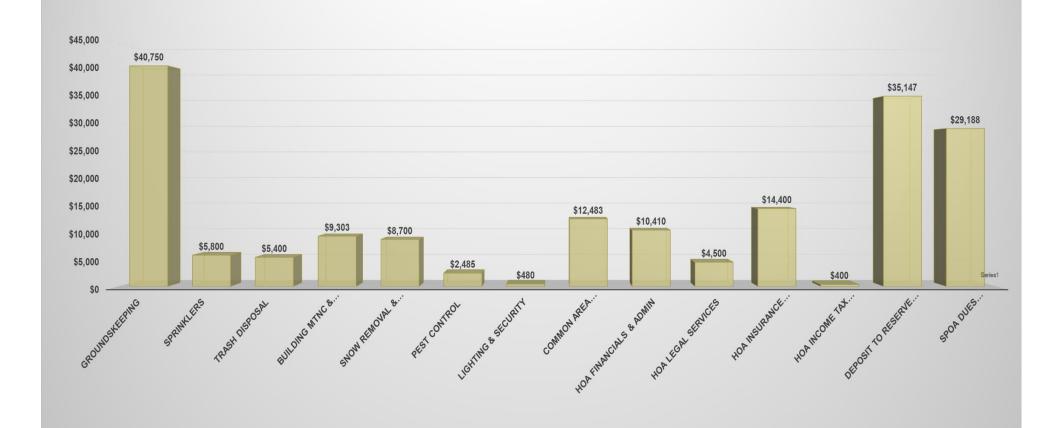
		202	24 REVENUE						
		2024 Vinoverdo HOA Dugo			6150	250			
		2024 Vineyards HOA Dues			\$150,				
		2024 SPOA Dues TOTAL REVENUE		1	\$29,				
		TOTAL REVENUE			\$179,	446			
		202	24 EXPENSES						
			Carban	a Dianagal	VY1 - Dumpster Rent (4 cuft) \$34.10 x 12	mo. = \$409.20		
Logal Food	Projected Needs		Garbag	e Disposal	VY1 - Pickup \$88.51 (1	time per week) x 6	6 mo. = \$531.06		
Legal Fees	\$4,500				VY1 - Pickup \$168.62 (
					VY2 - Dumpster Rent (
SPOA Dues	\$7297 per qtr. x 4 qtrs = \$29,	187			VY2 - Pickup \$88.51 (1 time per week) x 12 mo. = \$1,062.1				
3FOA Dues	\$29,187				VY3- Dumpster Rent (4				
					VY3 - Pickup \$88.51 (1	time per week) x 1	12 mo. = \$1,062.10		
			\Macto I	Mgnt Total					
rigation/ Sprinkle	6 Meters x \$171 x 6 months =		vvaste i	vigiti Total	\$5,400				
ngalion/ Sprinkle	4,500 Oseage X \$ 0.79 per K								
	Turn on Fee for 6 meters x 46	62= \$2,772							
			Inland D	ower Total	\$40 per mo x 12mo = \$	480 (Common are	a lighting)		
			iniand P	ower rotal	\$480				
toneridge Utilitie	\$12,483								
Total									
			Cround	s Keeping	Mowing 24 weeks x \$1	,100 per week = \$2	26400		
			Ground	s Keeping	Spring/Fall Debris Clea	nup \$65 (2 persons	s)x 30 hours = \$1,950		
Pest Control	Annual Treatment (Eden Pest)	- \$2,000 (Includes rodent traps)				Lawn Weed & Feed \$4,000			
Pest Control	Wasp & Hornet Control)= \$3				Shrub & Tree Trimming				
	Supplies - Spray/ Spruce Systemic/ YJ Baits = \$150 (Amazon) rand Total \$2,485				Weeding of Pavers & B	Weeding of Pavers & Beds \$65 (2 persons) x 40 hours = \$2,600			
Grand Total					Flower barrels - (Wingerden Greenhouses) = \$1000				
					Spot Spraying 20 hours x \$25 per hour =\$500				
			Landan	Tatal	Thatching - \$1,050				
Building	Repairs & Upkeep (Common A	rea) - \$65/hr x 75hrs = \$4,875	Landsca	aping Total	\$40,750				
Maintenance	VY2 & VY3 Walkways (Sealing	ng)= \$700							
	Supplies & Materials - \$3,728	8 (Luster seal, lights,paint etc.)	0		Sprinkler Adjustments -	Volunteer (Jack/Da	ave/Mitch) NC		
Grand Total	\$9,303		Sprinkler	Maintenance	Repair/Replace- 15 hr	\$65 = \$975	·		
					Infrastructure Repairs/ U				
					Spring Programming/B	ack Flow (Nash) - \$	1500		
Cnow Davis	Plowing - \$500 per x 10 = \$5	,000 (All VY)			Winter Blowout - (Nash)				
Snow Removal	Sanding - \$275 per x 12 = \$3	3,300 (All VY)			Supplies (risers/ heads	etc)- \$825			
	Spring Clean Up - \$400 (Stre								
Grand Total	\$8,700		Committee of	loro Total					
			Sprink	lers Total	\$5,800				
000000000000000000000000000000000000000	Bookkeeper - \$110 per hr x 6 h	nr per month x 12 mos = \$7,920							
OA Administration	Postage & Supplies - \$20 pe				Farmers Insurance - \$1	4,400			
	OnBoard - \$1,800		Inst	urance	\$14,400				
Grand Total		om - \$150							
	\$10,410								
				D - 4:	Estimate - \$325				
			lax	Returns	\$325				
				-					
TOTAL 202	4 Expenses: \$144,29								

U IK VII	NEYARDS RESERVE STU	D1 2023 tillu 2034		Approved 5-16-2023 by VY HOA M
YEAR	PROJECTS PROJECTS	ADDITION TO RESERVES	PROJECT COST	BEGINNING BALANC
	<u>:</u>		<u></u>	\$15,356
2023	Edging VY3		\$3,000	ψ10,000
	Seal Coat (All)& Cracks		\$12,000	
	Roof Moss Abatement VY1		\$3,100	
	ROOF WOSS Abatement VIII	\$21,272	\$18,100	\$18,528
2024	Bark Replacement (All)	Dues Increase 15% on 1/1/24	\$5,000	\$10,520
2024	Walkway Repairs (All)	Dues increase 13/6 on 1/1/24	\$2,500	
	Roof Moss Abatement VY2/VY3		\$3,500	
	Roof moss Abatement V12/V10	005.447		\$40.07 5
2025	Class and Cuttons (All)	\$35,147	\$11,000	\$42,675
2025	Clean out Gutters (All)	Dues Increase 10% on 1/1/25	\$1,750	
	Fill in Asphalt Cracks	<u> </u>	\$1,500	
		\$47.871	\$3,250	\$87,296
2026	Paver Repairs VY1	Dues Increase 10% on 1/1/26	\$2,500	\$0.1,200
	Paint VY3		\$34,385	
		\$62,168	\$36,885	\$112,579
2027	Bark Replacement (All)	Dues Increase 5% on 1/1/27	\$5,500	4 1 1 2 3 1 1
	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	
2024	Deef De Chingle 10/08/09	\$119,335	\$8,400	\$318,269
2034	Roof Re-Shingle VY2/VY3	Dues Increase 5% on 1/1/34	\$250,000	A
		\$129,534	\$250,000	\$197,803

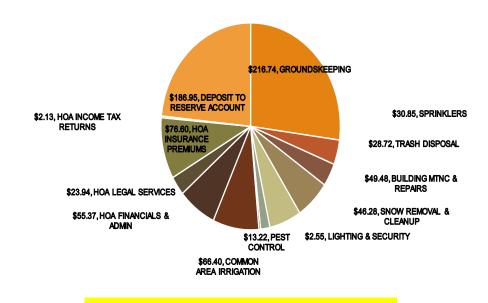
VINEYARDS RESERVE STUDY 2023- 2034

	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
		4	40.00.00	400.000	.	4.0004	4.0-0.0	A
2032	5.0%	\$1,296.00	\$243,647	\$33,963	\$277,611	1.90%	\$167,912	\$109,698
2022	F 00/	ć1 2C0 00	¢255 020	¢24.600	¢200_420	4.000/	Ć474 400	Ć440 22E
2033	5.0%	\$1,360.80	\$255,830	\$34,609	\$290,438	1.90%	\$171,103	\$119,335
2024	E 00/	¢1 420 04	¢260 C21	¢2E 2CC	¢202.007	1 000/	Ć174 2F4	Ć120 F24
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