

2026 REVENUE

2025 Vineyards HOA Dues (\$880 per qtr x 4 qtrs X 47 Units)	\$181,984
2025 SPOA Dues (\$135 per qtr x 4 qtrs x 47 units)	\$25,380
TOTAL REVENUE	\$207,364

2026 EXPENSES

Legal Fees	Garbage Disposal
Projected Needs	6 mos @ \$368 = \$2207
\$4,604	6 mos @\$425= \$2550
SPOA Dues	Waste Mgnt Total
\$135 per qtr. x 47 units x 4 qtrs = \$25380	\$4,757
\$25,380	
Irrigation/ Sprinklers	Inland Power Total
6 Meters x \$201.78 x 6 months = \$7,264	\$41 per mo x 12mo = \$480 (Common area lighting)
4,500 Useage x \$ 0.93 per Kgal = \$4,185	\$491
Turn on Fee for 6 meters x 545.16= \$3,271	
Blow-out (Fall) =\$800	Grounds Keeping
**Reflects Projected Rate Increase of 18%	Mowing 24 weeks x \$1,100 per week = \$26400
\$15,877	Spring/Fall Debris Cleanup \$65 (2 persons)x 53 hours = \$3,450
Common Area Irrigation	Lawn Weed & Feed \$7500 (3 applications)
Pest Control	Shrub & Tree Trimming \$65 (2 persons) x 30 hours = \$1,950
Annual Treatment (Eden Pest) - \$2,000 (Includes rodent traps)	Weeding-Shrub/Flower Beds \$65 (2 persons) x 40 hours = \$2,600
Wasp & Homet Control)=\$393	Thatching/Aeration - \$2500
Supplies - Spray/ Spruce Systemic/ YJ Baits = \$200 (Amazon)	Flower barrels/ Plants & Shrubs = \$3000
\$2,593	Spot Spraying =\$1602
Grand Total	Landscaping Total
\$9,846	\$49,002
Building Maintenance	Sprinkler Maintenance
Repairs & Upkeep (Common Area) - \$65/hr x 75hrs = \$4,875	Sprinkler Adjustments - 20hr x \$25=\$500
VY2 & VY3 Walkways (Sealing)= \$750	Repair/Replace- 20 hr x \$25 = \$500
Supplies & Materials - \$4,221 (Luster seal, lights, paint etc.)	Infrastructure Repairs/ Upgrades - \$2000
\$9,846	Spring Programming/Back Flow (Nash) - \$1500
Snow Removal	Supplies (risers/ heads/etc)- \$1331
Plowing - \$400 per x 15 = \$6,000 (All VY)	Sprinklers Total
Sanding/De-icer - \$275 per x 12 = \$3,300 (All VY)	\$5,831
Spring Clean Up/Repairs - \$623	HOA Insurance
\$9,923	Farmers - \$28,440 (Renewal Increase projected in September '25)
HOA Administration	\$28,440
Bookkeeping - \$25 per hr x 15 hr per month x 12 mos = \$3000	Tax Returns/1099's
Postage & Supplies - \$25 per mo x 12 mos = \$300	Estimate - \$512
Contracts Bids & Administration- \$25 per hr x 40 hrs = \$1,000	\$512
\$5,110	

TOTAL 2026 Expenses: \$162,365

10 YR VINEYARDS RESERVE STUDY THRU 2035

Updated 5-15-25

Approved on 5/21/25 by VY HOA MC

YEAR	PROJECTS	ADDITION TO RESERVES	PROJECT COST	BEGINNING BALANCE
2025	Clean Roof Moss/ Gutters V2/V3		\$3,100	\$74,000
	Clean out Gutters (V1)		\$1,400	
	Paver Repairs VY1		\$3,375	
	Fill in Asphalt Cracks		\$3,000	
	Edging VY1 Courtyard		\$2,500	
		\$36,305	\$13,375	\$96,930
2026	Bark for 24/26 Ironwood		\$500	
	Paint VY3 (24/26 Ironwood in 2029)		\$45,000	
		\$44,999	\$45,500	\$96,429
2027	Fill in Asphalt Cracks		\$3,100	
		\$50,948	\$3,100	\$144,277
2028	Seal Coat (All)& Cracks		\$15,000	
	Clean out Gutters (All)		\$2,500	
	Sprinkler System Upgrade		\$5,000	
		\$57,279	\$22,500	\$179,055
2029	Walkway Repairs (V2/V3)		\$3,000	
	Fill in Asphalt Cracks		\$3,250	
	Paint VY2 & 24/26 Ironwood		\$50,000	
		\$64,013	\$56,250	\$186,818
2030	Paver Repairs VY1		\$5,000	
	Bark Replacement (All)		\$6,000	
		\$71,174	\$11,000	\$246,992
2031	Roof Re-shingle VY1		\$250,000	
	Clean out Gutters (All)		\$2,700	
	Fill in Asphalt Cracks		\$3,500	
		\$78,783	\$256,200	\$69,575
2032	Roof Moss Abatement (All)		\$8,000	
	Walkway Repairs (All)		\$3,500	
	Paint VY1		\$84,500	
		\$86,866	\$96,000	\$60,441
2033	Bark Replacement (All)		\$6,500	
	Fill in Asphalt Cracks		\$3,750	
		\$95,449	\$10,250	\$145,640
2034	Clean out Gutters (All)		\$3,000	
	Roof Re-Shingle VY2		\$125,000	
		\$104,558	\$128,000	\$122,198
2035	Sprinkler System Upgrade		\$7,000	
	Roof Re-Shingle VY3		\$125,000	
		\$113,990	\$132,000	\$104,188