

**VINEYARDS**  
**2026 Budget Package**

**UPDATED**

**12-8-2025**



# VINEYARDS HOA - 2026 REVENUE

2025 Vineyards HOA Dues (\$968 per qtr x 4 qtrs X 47 Units)	\$181,984
<b>TOTAL REVENUE</b>	<b>\$181,984</b>

Updated 12-8-2025 (JTM)

## 2026 EXPENSES

<b>Legal Fees</b>	Projected Needs (Worst Case)
	\$4,620
<b>SPOA Dues</b>	Collected by Moutain Breeze Management (eff. 10/1/2025)
	\$0

<b>Irrigation/ Sprinklers</b>	6 Meters x \$205 x 7 months = \$8,610
	4,500 Usage x \$ 0.96 per Kgal = \$4,320
	Turn on Fee for 6 meters x \$615= \$3,690
	Blow-out (Fall) = \$1000 (Reflects SRU Rate Increase of 18.6%)
<b>Common Area Irrigation</b>	\$16,390
<b>Pest Control</b>	Annual Treatment (Eden Pest) - \$2,000 (Includes rodent traps)
	Wasp & Hornet Control = \$393
	Supplies - Spray/ Spruce Systemic/ YJ Baits = \$200 (Amazon)
<b>Grand Total</b>	<b>\$2,593</b>

<b>Building Maintenance</b>	Repairs & Upkeep (Common Area) - \$65/hr x 75hrs = \$4,875
	VY2/3 Walkways (Sealing)= \$2500 (Repairs-24 Ironwood) =\$2,750
	Supplies&Materials - \$4,221 (Concrete Sealant, lights,paint etc.)
<b>Grand Total</b>	<b>\$14,346</b>

<b>Snow Removal</b>	Plowing - \$385 per x 15 = \$5,775 (All VY)
	De-icer - \$225 per x 12 = \$2,700 (All VY)
	Spring Clean Up/Repairs - \$1,448
<b>Grand Total</b>	<b>\$9,923</b>

<b>HOA Administration</b>	Bookkeeping - \$25 per hr x 15 hr per month x 12 mos = \$4500
	Postage & Supplies - \$25 per mo x 12 mos = \$300
	Contracts/ Bids & Administration- \$25 per hr x 50 hrs = \$1,250
	Admin Apps and PO BOX fees = \$1150
<b>Grand Total</b>	<b>\$7,200</b>

<b>Garbage Disposal</b>	6 mos @ \$368 = \$2208
	6 mos @ \$425= \$2550
<b>Waste Mgnt Total</b>	<b>\$4,758</b>

<b>Inland Power Total</b>	\$41 per mo x 12mo = \$492 (Common area lighting)	<b>\$492</b>
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<b>Grounds Keeping</b>	Mowing 24 weeks x \$600 (avg) per week = \$14,400
	Spring/Fall Debris Cleanup \$3,200
	Lawn Weed & Feed \$6,450 (3 applications)
	Shrub & Tree Trimming \$1,500
	Weeding-Shrub/Flower Beds \$65 (2 persons) x 40 hours = \$2,600
<b>Landscaping Total</b>	Thatching/Aeration - \$3500
	Flower barrels/ Plants & Shrubs = \$3000
	Spot Spraying = \$2000
	Misc Vendor Bonus' - \$2,400 (Est Max)
<b>Grand Total</b>	<b>\$39,050</b>

<b>Sprinkler Maintenance</b>	Sprinkler Adjustments - 20hr x \$25=\$500
	Repair/Replace Heads- 20 hr x \$25 = \$500
	Infrastructure Repairs/ Upgrades - \$2000
	Spring Programming/Back Flow - \$1500
	Supplies (Risers/ Heads/Tubing)- \$1331
<b>Sprinklers Total</b>	<b>\$5,831</b>

<b>HOA Insurance</b>	Farmers - \$23,087 (Renewal Increase projected in September '26)	<b>\$23,087</b>
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<b>Tax Returns/1099's</b>	Estimate - \$750	<b>\$750</b>
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**TOTAL 2026 Expenses: \$129,041**

# VINEYARDS RESERVE STUDY THRU 2035

Updated 12/8/2025

Approved by VY HOA Board of Directors at 2025 Annual Meeting

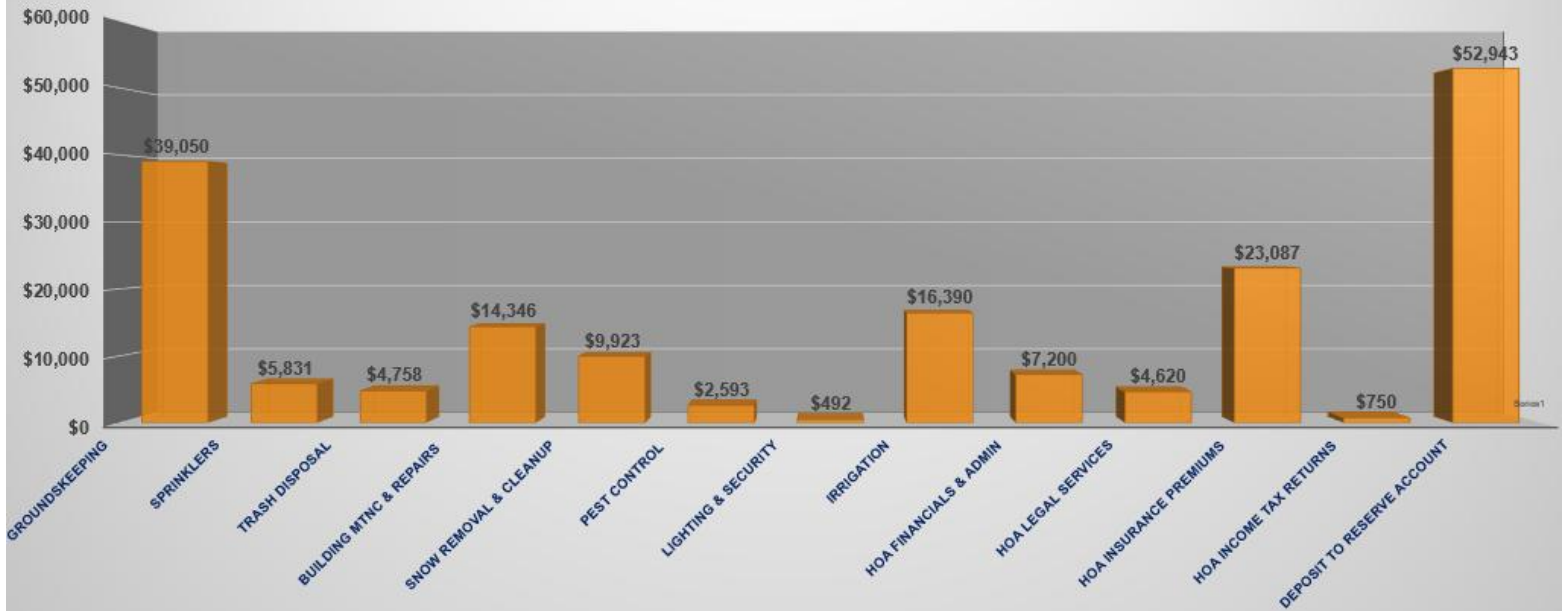
NOTES

YEAR	PROJECTS	ADDITION TO RESERVES	PROJECT COST	BEGINNING BALANCE	Board Approved (January 2025)
2025	Clean Roof Moss/ Gutters V2/V3		\$0	\$44,720	\$3,100 Paid from Operating Budget
	Clean out Gutters (V1)		\$0		\$1,400 Paid from Operating Budget
	Paver Repairs VY1		\$0		\$3,375 Paid from Operating Budget
	Fill in Asphalt Cracks		\$0		\$3,000 Paid from Operating Budget
	Edging VY1 Courtyard		\$0		\$2,500 Paid from Operating Budget
		\$67,883	\$0	\$112,603	\$13,375 from Operating Funds Total
2026	Bark for 24/26 Ironwood		\$500		
	Paint VY3 (24/26 Ironwood in 2029)		\$45,000		Contracted: PaintItServices, Post Falls
		\$52,943	\$45,500	\$120,046	
2027	Fill in Asphalt Cracks		\$3,100		
		\$59,074	\$3,100	\$176,020	
2028	Seal Coat (All) & Crackseal		\$15,000		
	Clean out Gutters (All)		\$2,500		
	Sprinkler System Upgrade		\$5,000		Replace valves/Expand coverage
		\$65,592	\$22,500	\$219,112	
2029	Walkway Repairs (V2/V3)		\$3,000		Sandblast Surfaces & Repair Cracks
	Fill in Asphalt Cracks		\$3,250		
	Paint VY2 & 24/26 Ironwood		\$50,000		Include 24/26 Ironwood Units
		\$72,518	\$56,250	\$235,381	
2030	Paver Repairs VY1		\$5,000		JerryLee Porch
	Bark Replacement (All)		\$6,000		
		\$79,874	\$11,000	\$304,255	
2031	Roof Re-shingle VY1 (Bldg 5-8)		\$75,000		Bldg's 55/81/89/103 Chardonnay
	Clean out Gutters (All)		\$2,700		
	Fill in Asphalt Cracks		\$3,500		
		\$87,684	\$81,200	\$310,738	
2032	Roof Moss Abatement (All)		\$8,000		If necessary
	Walkway Repairs (All)		\$3,500		
	Roof Re-shingle VY1(Bldg 1-4)		\$75,000		Bldg's 15/29/41/49 Chardonnay
	Paint VY1		\$84,500		
		\$95,971	\$171,000	\$235,710	
2033	Bark Replacement (All)		\$6,500		
	Roof Re-shingle VY1 Garages		\$100,000		All 8 Garages on Chardonnay
	Fill in Asphalt Cracks		\$3,750		
		\$104,763	\$110,250	\$230,223	
2034	Clean out Gutters (All)		\$3,000		
	Roof Re-Shingle VY2		\$125,000		Except 152 Columbia
		\$114,087	\$128,000	\$216,310	
2035	Sprinkler System Upgrade		\$7,000		
	Roof Re-Shingle VY3		\$125,000		Except 24/26 Ironwood
		\$123,970	\$132,000	\$208,280	

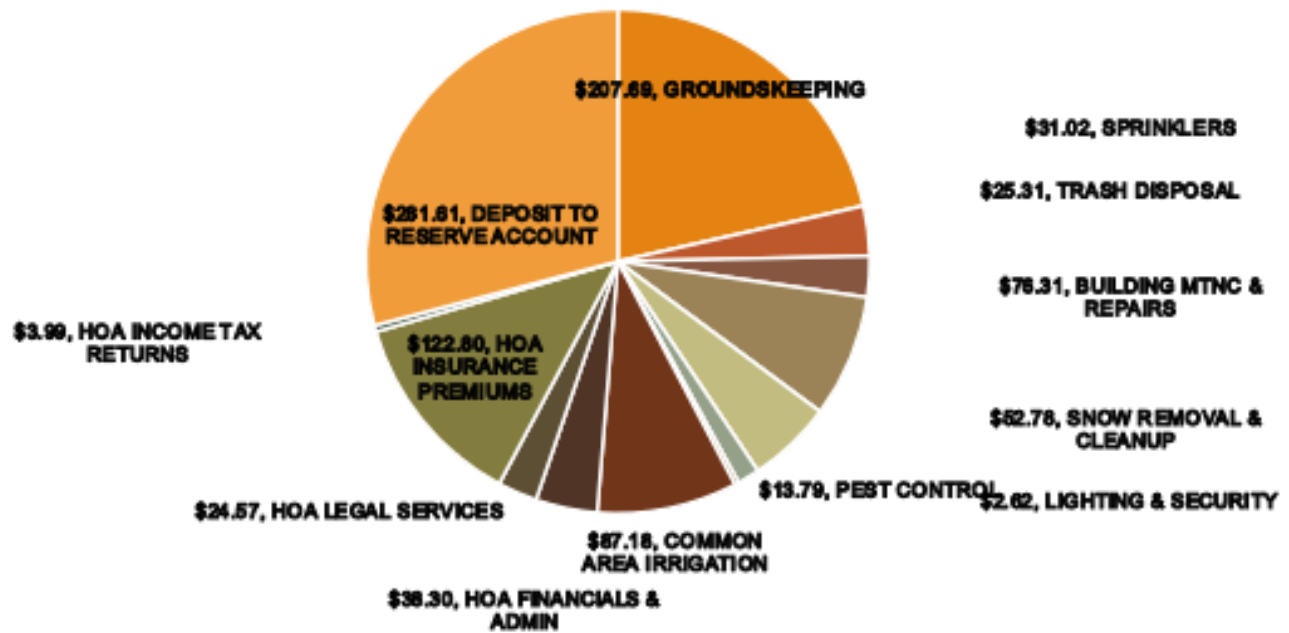
## 2025 - 2035 VINEYARDS HOA RESERVES STUDY CALCULATIONS

	DUES	QUARTERLY	INCOME	INCOME	INCOME	INCOME	EXPENSE	EXPENSES	ADDED	RESERVE
YEAR	INCREASE	VY DUES	VY	SPOA	MISC	TOTAL	INFLATION	TOTAL	TO RESERVES	BALANCE
2025	10.0%	\$880	\$173,773	\$19,845	\$7,359	\$200,977	Actual	\$148,940	\$67,883	\$112,603
2026	10.0%	\$968	\$181,984	\$0	\$0	\$181,984	2.30%	\$129,041	\$52,943	\$120,046
2027	5.0%	\$1,016	\$191,083	\$0	\$0	\$191,083	2.30%	\$132,009	\$59,074	\$176,020
2028	5.0%	\$1,067	\$200,637	\$0	\$0	\$200,637	2.30%	\$135,045	\$65,592	\$219,112
2029	5.0%	\$1,121	\$210,669	\$0	\$0	\$210,669	2.30%	\$138,151	\$72,518	\$235,381
2030	5.0%	\$1,177	\$221,203	\$0	\$0	\$221,203	2.30%	\$141,329	\$79,874	\$304,255
2031	5.0%	\$1,235	\$232,263	\$0	\$0	\$232,263	2.30%	\$144,579	\$87,684	\$310,738
2032	5.0%	\$1,297	\$243,876	\$0	\$0	\$243,876	2.30%	\$147,905	\$95,971	\$235,710
2033	5.0%	\$1,362	\$256,070	\$0	\$0	\$256,070	2.30%	\$151,306	\$104,763	\$230,223
2034	5.0%	\$1,430	\$268,873	\$0	\$0	\$268,873	2.30%	\$154,786	\$114,087	\$216,310
2035	5.0%	\$1,502	\$282,317	\$0	\$0	\$282,317	2.30%	\$158,346	\$123,970	\$208,280

## VINEYARDS 2026 OPERATING BUDGET BREAKDOWN



Expenses	Total 2026	QTR DUES
<b>GROUNDSKEEPING</b>	\$39,050	\$207.71
<b>SPRINKLERS</b>	\$5,831	\$31.02
<b>TRASH DISPOSAL</b>	\$4,758	\$25.31
<b>BUILDING MTNC &amp; REPAIRS</b>	\$14,346	\$76.31
<b>SNOW REMOVAL &amp; CLEANUP</b>	\$9,923	\$52.78
<b>PEST CONTROL</b>	\$2,593	\$13.79
<b>LIGHTING &amp; SECURITY</b>	\$492	\$2.62
<b>IRRIGATION</b>	\$16,390	\$87.18
<b>HOA FINANCIALS &amp; ADMIN</b>	\$7,200	\$38.30
<b>HOA LEGAL SERVICES</b>	\$4,620	\$24.57
<b>HOA INSURANCE PREMIUMS</b>	\$23,087	\$122.80
<b>HOA INCOME TAX RETURNS</b>	\$750	\$3.99
<b>DEPOSIT TO RESERVE ACCOUNT</b>	\$52,943	\$281.61
<b>TOTAL</b>	\$181,984	\$968.00



## Vineyards Dues Breakdown for 2026

**Quarterly Vineyards Dues = \$968.00**

Cost Per Expenditure Line Item	Annual Budget 2026	Per Owner Quarterly Cost	Percent of Cost
GROUNDSKEEPING	\$39,050	<b>\$207.69</b>	<b>21.5%</b>
SPRINKLERS	\$5,831	<b>\$31.02</b>	<b>3.2%</b>
TRASH DISPOSAL	\$4,758	<b>\$25.31</b>	<b>2.6%</b>
BUILDING MTNC & REPAIRS	\$14,346	<b>\$76.31</b>	<b>7.9%</b>
SNOW REMOVAL & CLEANUP	\$9,923	<b>\$52.78</b>	<b>5.5%</b>
PEST CONTROL	\$2,593	<b>\$13.79</b>	<b>1.4%</b>
LIGHTING & SECURITY	\$492	<b>\$2.62</b>	<b>0.3%</b>
COMMON AREA IRRIGATION	\$16,390	<b>\$87.18</b>	<b>9.0%</b>
HOA FINANCIALS & ADMIN	\$7,200	<b>\$38.30</b>	<b>4.0%</b>
HOA LEGAL SERVICES	\$4,620	<b>\$24.57</b>	<b>2.5%</b>
HOA INSURANCE PREMIUMS	\$23,087	<b>\$122.80</b>	<b>12.7%</b>
HOA INCOME TAX RETURNS	\$750	<b>\$3.99</b>	<b>0.4%</b>
DEPOSIT TO RESERVE ACCOUNT	\$52,943	<b>\$281.61</b>	<b>29.1%</b>
<b>TOTAL</b>	<b>\$181,984</b>	<b>\$968.00</b>	<b>100.0%</b>