

**New Kent Vineyards  
Annual Budget - 2016**

**2728 Assessment Units  
2497 Residential Lots**

**Annual Master Assessment  
Per Assessment**

<b>Income</b>		<b>Annual</b>
Assessments	\$	150,031
Amenity Fee		936,974
<b>Total Income</b>	\$	<b>1,087,005</b>

<b>Unit</b>
\$ 55.00

**Operating Expenses**

Tax Return/Audit	\$	1,200
Accounting/Financial		2,700
Corporate Fees		130
Insurance		7,206
Insurance - D&O		1,400
Legal		500
Postage		100
Printing		100
Amenity Fee		936,974
Other Administrative		350
<b>Total Administrative</b>	\$	<b>950,660</b>

**Annual Amenity Assessment  
For All Improved Residential Lots  
(Four Seasons, Arbors and Viniterra)**

	\$	375.24
<b>Total</b>	\$	<b>430.24</b>

Lawn Maintenance	\$	105,720
Grounds Repairs		4,000
Fence Maintenance		1,000
Management Consulting Services		2,300
<b>Total Contracted and Maintenance</b>	\$	<b>113,020</b>

Water - Irrigation	\$	0
Electricity		7,305
<b>Total Utilities</b>	\$	<b>7,305</b>

**TOTAL EXPENSES** 1,070,985

**Reserve Allocations**

Fence Reserve	\$	10,920
Trail Reserve	\$	3,000
Operating Contingency Reserves	\$	2,100
<b>TOTAL RESERVES</b>	\$	<b>16,020</b>

**TOTAL EXPENSES AND RESERVES** \$ 1,087,005

**NET BUDGET POSITION** \$ 0