

**New Kent Vineyards
Annual Budget - 2017**

**2728 Assessment Units
2497 Residential Lots**

**Annual Master Assessment
Per Assessment**

Income		Annual	Unit
Assessments	\$	150,031	\$ 55.00
Amenity Fee			Direct Pass Through
Total Income	\$	150,031	
Operating Expenses			Annual Amenity Assessment For All Improved Residential Lots (Four Seasons, Arbors and Viniterra)
Tax Return/Audit	\$	1,200	\$ -
Accounting/Financial		2,700	
Corporate Fees		130	
Insurance		7,206	Total \$ 430.24
Insurance - D&O		1,400	
Legal		500	
Postage		100	
Printing		100	
Amenity Fee			Direct Pass Through
Other Administrative		350	
Total Administrative	\$	13,686	
Lawn Maintenance	\$	105,720	
Grounds Repairs		4,000	
Fence Maintenance		1,000	
Management Consulting Services		2,300	
Total Contracted and Maintenance	\$	113,020	
Water - Irrigation	\$	0	
Electricity		7,305	
Total Utilities	\$	7,305	
TOTAL EXPENSES		134,011	
Reserve Allocations			
Fence Reserve	\$	10,920	
Trail Reserve	\$	3,000	
Operating Contingency Reserves	\$	2,100	
TOTAL RESERVES	\$	16,020	
TOTAL EXPENSES AND RESERVES	\$	150,031	
NET BUDGET POSITION	\$	0	

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