

**New Kent Vineyards
Annual Budget - 2018**

**2728 Assessment Units
2497 Residential Lots**

**Annual Master Assessment
Per Assessment
Unit**

Income		Annual			
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			\$ 404.32
Accounting/Financial		2,700			
Corporate Fees		130			
Insurance		7,206			Total \$ 459.32
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			

