

**New Kent Vineyards
Annual Budget - 2019**

**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		\$ 419.64
Accounting/Financial		2,700		
Corporate Fees		130		
Insurance		7,206	Total	\$ 474.64
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		