

**New Kent Vineyards
Annual Budget - 2019**

**2728 Assessment Units
2497 Residential Lots**

Annual Master Assessment
Per Assessment
Unit

Income	Annual	\$ 55.00
Assessments	\$ 150,031	
Amenity Fee	**	Direct Pass Through
Total Income	\$ 150,031	
Operating Expenses		
Tax Return/Audit	\$ 1,200	
Accounting/Financial	2,700	Annual Amenity Assessment For All Improved Residential Lots (Four Seasons, Arbors and Viniterra)
Corporate Fees	130	\$ 419.64
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	