

New Kent Vineyards Master HOA**Annual Budget - 2020****2,715 Assessment Units****2,525 Residential Lots**

Annual Master Assessment

Per Assessment

Unit

Income

Assessments	\$	149,331	
Amenity Fee		**	Direct Pass Through
Total Income	\$	149,331	

\$ 55.00

Operating Expenses

Tax Return	\$	500	
Accounting/Financial		2,700	
Corporate Fees		130	
Insurance		7,206	
Insurance - D&O		1,400	
Legal		500	
Postage		100	
Printing		100	
Amenity Fee		***	Direct pass Through
Other Administrative		350	
Total Administrative	\$	12,986	

Annual Amenity Assessment
For All Improved Residential Lots
(Four Seasons, Arbors and Viniterra)
\$ 435.58

Total \$ 459.32

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

Electricity		7,305
Total Utilities	\$	7,305

TOTAL EXPENSES 133,311**Reserve Allocations**

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

TOTAL EXPENSES AND RESERVES \$ 149,331**NET BUDGET POSITION** \$ 0