



The Vineyards

2023 ANNUAL MEETING

2022 GOALS & EVALUATION

2023 GOALS



The Vineyards

DUES INCREASE - \$30? ☹️

- Utilities - Water
- Garbage/Recycling
- Fuel surcharge - vendors
- Trees/Landscaping

Inflation is killing everyone!

EXPENDITURES	BUDGET MONTHLY	MONTH AVERAGE	BUDGET MONTHLY	BUDGET FULL YEAR	PER UNIT	TOTAL BUDGET
Corporate						
Insurance	3,729.75	3,739.38	3,832.00	45,984.00	23.22	4%
Insurance - EQ	3,500.00	3,474.18	3,832.00	45,984.00	23.22	4%
Legal	500.00	1,322.72	500.00	6,000.00	3.03	1%
Election Costs	0.00	173.11	175.00	2,100.00	1.06	0%
Audit & Tax Prepare	200.00	195.83	250.00	3,000.00	1.52	0%
Federal Taxes	50.00	0.00	50.00	600.00	0.30	0%
State Taxes	50.00	0.00	50.00	600.00	0.45	0%
Supplies	0.00	0.00	0.00	0.00	0.00	0%
Management	3,474.00	3,247.90	3,000.00	46,200.00	23.33	4%
Printing & Copies	175.00	181.21	180.00	2,160.00	1.09	0%
Postage	100.00	70.29	100.00	1,200.00	0.61	0%
Office Expense	30.00	18.75	30.00	360.00	0.18	0%
Echo	41.67	45.00	45.00	540.00	0.27	0%
Bad Debt Allowance	0.00	0.00	0.00	0.00	0.00	0%
Cable	0.00	0.00	0.00	0.00	0.00	0%
Miscellaneous	75.00	56.38	74.00	888.00	0.45	0%
Sub-Total	12,275.42	13,026.10	13,118.00	157,416.00	79.50	14%
Utilities						
Electricity	2,000.00	2,010.00	2,000.00	24,000.00	12.00	3%
Gas	2,500.00	2,500.00	2,500.00	30,000.00	15.00	11%
Garbage	4,500.00	4,500.00	4,500.00	54,000.00	27.00	8%
Telephone	0.00	0.00	0.00	0.00	0.00	0%
Internet	200.00	171.82	200.00	2,400.00	1.21	0%
Sub-Total	19,633.34	20,820.59	20,375.00	244,500.00	123.48	21%
Maintenance						
Landscape - Contract	9,306.00	9,468.33	9,872.00	118,464.00	59.83	10%
Additional Landscape	1,500.00	211.25	1,500.00	18,000.00	9.09	2%
Pest Control	1,833.34	1,686.67	1,750.00	21,000.00	10.61	2%
Janitorial	750.00	751.92	765.00	9,180.00	4.64	1%
Trash/Recycling	140.00	140.00	140.00	1,680.00	8.59	1%
Security	150.00	150.00	150.00	1,800.00	9.00	0%
Fire Safety Equipment	280.00	280.00	280.00	3,360.00	1.70	0%
Street/Drive Sweeping	650.00	650.00	665.00	7,980.00	4.03	1%
Hydro Tec	291.67	93.44	100.00	1,200.00	0.61	0%
Sub-Total	17,701.01	16,932.49	18,947.00	227,364.00	114.83	20%
Repairs						
Roofing - Repairs Only	333.34	78.50	100.00	1,200.00	0.61	0%
Gutters - Repairs Only	33.34	31.67	35.00	420.00	0.21	0%
Car Wash	750.00	893.33	750.00	9,000.00	4.55	1%
Signs	0.00	0.00	0.00	0.00	0.00	0%
Emergency	200.00	105.42	150.00	1,800.00	9.00	0%
Lighting	300.00	436.83	450.00	5,400.00	2.70	0%
Fences - Repairs Only	400.00	279.17	300.00	3,600.00	1.82	0%
Signs	30.00	0.00	30.00	360.00	0.18	0%
Plumbing	1,000.00	611.30	750.00	9,000.00	4.55	1%
Maintenance & Repair	458.55	597.40	600.00	7,200.00	3.64	1%
Contingency	0.00	0.00	560.00	6,720.00	3.39	1%
Sub-Total	3,640.23	2,862.01	3,860.00	46,320.00	23.39	4%
TOTAL EXPENDING	63,260.00	63,841.18	66,300.00	820,000.00	441.21	59%
TOTAL RESERVES	37,500.00	34,333.33	39,400.00	472,800.00	238.79	0.41
TOTAL EXPENSES	90,750.00	87,974.51	95,700.00	1,148,400.00	580.00	100%



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2022 GOALS & EVALUATION

- SECURITY – Front Gate Installation! 😊
- Well for Irrigation, Pools, & Ponds 😞
- Lighting Project – Huge Project - \$1M? 😊
- More Video Surveillance – Tom 😊
- New Housing Laws – CC&Rs? – Watch 😊
- Saratoga Housing Element – RHNA 😞
 - Abrams Property (Pumpkin Patch)
- Garbage/Trash - \$ON-GOING PROBLEMS 😞

- Pool/Party Time 😞



The Vineyards

2023 GOALS

- **SECURITY – Front Gate Installation!**
- **Well for Irrigation, Pools, & Ponds**
- **Clubhouse Repair – Storm Damage**
- **Lighting Project – Huge Project - \$1M?**
- **Roofing Project – Small Flat Roofs**
- **Pavement Slurry Sealing?**



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2023 GOALS

- More Video Surveillance – Tom?
- Ongoing Landscaping
- Saratoga Housing Element – RHNA - Watch
 - Abrams Property (Pumpkin Patch)
- Garbage/Trash - **\$ON-GOING PROBLEMS**
- **Pool/Party Time?**



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SECURITY!





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HOMework ASSIGNMENT

**Please go home and read/understand the CC&Rs
& ORs**

www.vineyardsofsaratoga.com