



The Vineyards

2024 ANNUAL MEETING

2023 GOALS & EVALUATION

2024 GOALS



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DUES INCREASE - \$????



Proposed Budget - Pro Forma - Fourth Draft

- **Utilities - Water**
- **Garbage/Recycling**
- **Fuel surcharge vendors**
- **Trees/Landscaping**
- **Insurance - liability = \$96K/year!** ☹️

EXPENDITURES	2022-2023 BUDGET MONTHLY	12 MONTH AVERAGE	2023-2024 BUDGET MONTHLY	2023-2024 BUDGET FULL-YEAR	COST PER UNIT	% OF TOTAL BUDGET
Utilities						
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		173.11	175.00	2,100.00	1.06	0%
Corporate				3,000.00	1.52	0%
				600.00	0.30	0%
				900.00	0.45	0%
Property Taxes	0.00	0.00	0.00	0.00	0.00	0%
Licenses & Fees	125.00	122.25	125.00	1,500.00	0.76	0%
Management	3,674.00	3,627.00	3,850.00	46,200.00	23.33	4%
Printing & Copies	175.00	181.21	180.00	2,160.00	1.09	0%
Postage	100.00	79.29	100.00	1,200.00	0.61	0%
Office Expense	30.00	19.75	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%
						0%
						0%
Sub-Total	12,279.42	13,026.10	118.00	157,416.00	7.90	14%
Utilities						
Electricity	2,000.00	2,627.23	3,000.00	36,000.00	18.18	3%
Gas	350.00	2,350.14	675.00	8,100.00	4.09	1%
Water & Sewer	12,500.00	9,815.89	10,500.00	126,000.00	63.64	11%
Garbage	4,593.34	5,755.51	6,000.00	72,000.00	36.36	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	19,643.34	20,910.79	9,875.00	244,500.00	122.28	23%
Landscaping						
Additional Landscaping	1,500.00	211.25	600.00	18,000.00	9.09	2%
Pest Control	1,833.34	1,696.67	1,750.00	21,000.00	10.61	2%
Janitorial	750.00	751.92	765.00	9,180.00	4.64	1%
Pool/Spa Contract	840.00	843.33	1,145.00	13,740.00	6.94	1%
Additional Pool/Spa	500.00	1,041.69	1,300.00	12,000.00	6.09	1%
Pond/Lake Contract	1,100.00	1,168.89	1,145.00	13,740.00	6.94	1%
Additional Pond/Lake	500.00	530.51	500.00	6,000.00	3.03	1%
See	150.00	219.66	225.00	2,700.00	1.36	0%
Fire Safety Equip	200.00	459.99	500.00	6,000.00	3.03	0%
Swimming Pools	200.00	436.66	500.00	6,000.00	3.03	1%
Swimming Pools	200.00	436.66	500.00	6,000.00	3.03	1%
Swimming Pools	200.00	436.66	500.00	6,000.00	3.03	1%
Sub-Total	17,701.01	16,932.49	18,947.00	227,364.00	113.63	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%
Gutter Cleaning	750.00	693.33	750.00	9,000.00	4.55	1%
Painting - Repairs Only	50.00	0.00	50.00	600.00	0.30	0%
Trees - Emergency Care	25.00	0.00	25.00	300.00	0.15	0%
Decks - Repairs Only	60.00	38.33	60.00	720.00	0.36	0%
Electrical	200.00	105.00	200.00	2,400.00	1.20	0%
Plumbing	200.00	436.66	500.00	6,000.00	3.03	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 OPERATING	53,250.00	53,641.18	56,300.00	675,600.00	341.21	59%
RESERVE						
RESERVE	0.00	0.00	0.00	0.00	0.00	0%
TOTAL RESERVE	0.00	0.00	0.00	0.00	0.00	0%
TOTAL EXPENSES	90,750.00	87,974.51	95,700.00	1,148,400.00	580.00	100%

Inflation is still killing everyone!



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2023 GOALS & EVALUATION

- Front Gate Installation – Permitted 😊
- Well for Irrigation, Pools, & Ponds 😐
- Clubhouse Storm Damage Repaired 😊
 - New Kitchen 😊
- Flat Roofing Project Complete 😊
- New Housing Laws – CC&Rs? – Watch 😐
- Saratoga Housing Element – RHNA 😞
 - Abrams Property (Pumpkin Patch)
 - “We get what we vote for!” 😞



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2023 GOALS & EVALUATION

- Lighting Project – Solar Prototype 😊
- Pavement Sealing 😊
- Major Tree Project 😊
 - We lost 10 trees in the storms! 😞
- Blue Gum Eucalyptus Removal - SCVWD 😊
- Saratoga Creek Re-landscaping 😊
- Asbestos/Lead Testing – Complete 😊
- Garbage/Trash - **\$ON-GOING PROBLEMS\$** 😞
- Great Summer Pool Party 😊



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2024 GOALS

- **Complete Front Gate Installation!**
- **Ongoing Well for Irrigation, Pools, & Ponds**
- **Lighting Project – Continue Solar Prototype**
- **More Roofs?**
- **SB 326 Compliance Project – Decks.**
- **Saratoga General Plan Housing Element?**
- **Governing Documents Update (CC&Rs)**
- **Summer Pool Party?**



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SECURITY!





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HOMework ASSIGNMENT

Please go home and read/understand the

CC&Rs & ORs

www.vineyardsofsaratoga.com