THE VINEYARDS AT VISTA SAN JUAN HOMEOWNERS ASSOCIATION I · MONTROSE, COLORADO

Proposed 2027 Budget — Summary

Two options for the Board's decision on November 5, 2026 · Dues today: $120 a month

On October 8 the Board adopted two proposed budgets for 2027 on a preliminary basis. On November 5 it will adopt one of them, depending on whether enough Owners volunteer to serve on the Board. Both cover all known costs and put $4,000 into reserves. Figures are rounded to the dollar.

	2026 Budget	2027 Option A Self-managed	2027 Option B Managed
Operating Revenues			
Dues	$ 77,760	$ 84,240	$ 90,720
Late Fees/Finance Charges	$ 280	$ 640	$ 640
Interest	$ 2	$ 1	$ 1
TOTAL OPERATING REVENUE	**$ 78,042**	**$ 84,881**	**$ 91,361**
Operating Expenses			
Lawn Maintenance - APS	$ 20,564	$ 24,307	$ 24,307
Sprinkler System - Backflow, Pump/Timers	$ 1,979	$ 2,840	$ 2,840
Grounds Maintenance	$ 1,000	$ 1,100	$ 1,100
Water Usage	$ 31,165	$ 26,872	$ 26,872
Maintenance - Common Areas	$ 240	$ 2,000	$ 2,000
Total Operating Expenses	**$ 54,948**	**$ 57,118**	**$ 57,118**
Admin Expenses			
Legal & Accounting	$ 16,128	$ 16,425	$ 300
Professional Management (estimate)	$ -	$ -	$ 21,243
Insurance	$ 1,554	$ 2,100	$ 2,100
Meeting Expenses	$ 100	$ 100	$ 100
Office/Photocopies/Postage	$ 696	$ 1,098	$ 38
Website, Software & State Registration	$ -	$ 1,451	$ 1,451
Misc/Gift Cards	$ 600	$ -	$ -
Late Fee Waivers & Collection Costs	$ -	$ 700	$ 476
Transfer to Reserves	$ 4,000	$ 4,000	$ 4,000
Total Admin Expenses	**$ 23,078**	**$ 25,874**	**$ 29,708**
TOTAL EXPENSES	**$ 78,026**	**$ 82,992**	**$ 86,826**
Net Operating Profit (Loss)	**$ 16**	**$ 1,889**	**$ 4,535**
Monthly dues per home	**$ 120**	**$ 130**	**$ 140**
Change from today	—	+$10/mo (8.3%)	+$20/mo (16.7%)

Option B is an estimate. Professional management is priced from published Colorado ranges ($27.50 per home per month, a one-time $750 setup fee and 15% for extras); the Board has no bids yet. The manager would take over the bookkeeping and most office costs, and Option B carries no legal line.

Water is estimated from 2026 use plus 3%. The City of Montrose sets 2027 rates in November, and the line will be updated if they change. The 2026 figure included the final year of a payment plan to the City, which ends in December 2026.

Lawn, sprinkler and common-area lines are based on the Alpine Property Services renewal price of $18,896 a season for the mowing contract (fixed through February 2030), the 2025 cost of sprinkler start-up, winterization and repairs plus 10% (APS's irrigation labor rate rises from $68 to $85 an hour in 2027), and common-area landscaping and upkeep raised to $2,000. Gift cards are removed.

What happens next. The Board adopts one option on November 5. Every Owner will receive a summary of the adopted budget and notice of the December 5 meeting by mail. Owners do not vote to approve the budget: it stands unless a majority of all Owners, 28 of 54, votes to reject it.

Questions, or a copy of the detailed budget: **thevineyardshoa1@gmail.com**