

VGHOA Annual Dues Allocation Model Using 2018 Budget																	8-Jul-18	SAN	
Budget		Operating	Replacement Reserve Fund													Replacement	TOTAL	TOTAL	TOTAL
Replacement	Replacement Item		Roof	Infrastructure	Concrete Driveway	Concrete Curbs & Sidewalks	Window Wells	Window Well Covers	Skylights	Road	Windows	Decks	Fences	Garage Doors	Replacement Reserve Funding	Maintenance + Replacement Reserve	Annual Dues	Quarterly Dues	
	Estimated Replacement Cost		\$ 350,000	\$ 90,000	\$ 100,000	\$ 135,000	\$ 177,000		\$ 108,000	\$ 100,000		\$ 123,215			\$ 1,183,215				
	Estimated Life of Existing Item		30	30	25	25	30	30	30	30	30	30	30	30					
	Allocation Methodology Among Units		Equal	Equal	Equal	Equal	Equal	Equal	Equal	Equal	Per Unit	Equal	Equal	Equal					
	Allocation per Year		\$ 11,667	\$ 3,000	\$ 4,000	\$ 5,400	\$ 5,900	0	\$ 3,600	\$ 3,333	0	\$ 4,107	0	0	\$ 41,007				
	Replacement Cost Mark to Budget														92.18%				
2018 Budget	Category Budget Amount	\$74,200	\$10,754	\$2,765	\$3,687	\$4,978	\$5,439	\$0	\$3,318	\$3,073	\$0	\$3,786	\$0	\$0	\$37,800	\$112,000			
	Category Percentage of Total Budget	66.25%	9.80%	2.47%	3.29%	4.44%	4.86%	0.00%	2.96%	2.74%	0.00%	3.38%	0.00%	0.00%	33.75%	100.00%			
	Category Budget Amount per Unit	\$1855	\$269	\$69	\$92	\$124	\$136	\$0	\$83	\$77	\$0	\$95	\$0	\$0	\$945	\$2800	\$2800	\$700	
	Category Percentage of Total Budget per Unit	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.08%	0.00%	0.00%	0.84%	2.50%			
Differential Dues Calculation Unit																			
1	Replacement Cost Unique to Owner													\$ 6,270					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ 193	\$ -	\$ -	\$ 1,043	\$ 2,898	\$ 2,898	\$ 725	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.17%	0.00%	0.00%	0.93%	2.59%			
2	Replacement Cost Unique to Owner													\$ 6,270					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ 193	\$ -	\$ -	\$ 1,043	\$ 2,898	\$ 2,898	\$ 725	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.17%	0.00%	0.00%	0.93%	2.59%			
3	Replacement Cost Unique to Owner													\$ -					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 2,705	\$ 2,705	\$ 676	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	0.76%	2.42%			
5	Replacement Cost Unique to Owner													\$ -					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 2,705	\$ 2,705	\$ 676	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	0.76%	2.42%			
7	Replacement Cost Unique to Owner													\$ 6,480					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ 199	\$ -	\$ -	\$ 1,049	\$ 2,904	\$ 2,904	\$ 726	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.18%	0.00%	0.00%	0.94%	2.59%			
12	Replacement Cost Unique to Owner													\$ 6,494					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ 200	\$ -	\$ -	\$ 1,050	\$ 2,905	\$ 2,905	\$ 728	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.18%	0.00%	0.00%	0.94%	2.59%			
16	Replacement Cost Unique to Owner													\$ 5,168					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ 159	\$ -	\$ -	\$ 1,009	\$ 2,864	\$ 2,864	\$ 716	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.14%	0.00%	0.00%	0.90%	2.56%			
21	Replacement Cost Unique to Owner													\$ -					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 2,705	\$ 2,705	\$ 676	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	0.76%	2.42%			
24	Replacement Cost Unique to Owner													\$ -					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 2,705	\$ 2,705	\$ 676	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	0.76%	2.42%			
30	Replacement Cost Unique to Owner													\$ -					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 2,705	\$ 2,705	\$ 676	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	0.76%	2.42%			
31	Replacement Cost Unique to Owner													\$ 5,075					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ 156	\$ -	\$ -	\$ 1,008	\$ 2,861	\$ 2,861	\$ 715	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.14%	0.00%	0.00%	0.90%	2.55%			
37	Replacement Cost Unique to Owner													\$ -					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 2,705	\$ 2,705	\$ 676	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	0.76%	2.42%			
39	Replacement Cost Unique to Owner													\$ -					
	Budget Amount This Year for This Unit	\$ 1,855	\$ 269	\$ 69	\$ 92	\$ 124	\$ 136	\$ -	\$ 83	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ 2,705	\$ 2,705	\$ 676	
	Percentage of Overall Annual Budget	1.66%	0.24%	0.06%	0.08%	0.11%	0.12%	0.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	0.76%	2.42%			