

# NEWSLETTER

## >>> 2025 IN REVIEW

As we wrap up the year, we're happy to reflect on a productive and positive year for our community. The HOA made important updates to policies and Rules and Regulations, and the Board is working on the final three governing documents to be presented to owners for a vote later this year.

We completed several much-needed irrigation repairs and improvements, with more to come as we head into the next growing season. An independent reserve study was also completed to help plan for the future and keep The Vineyard a wonderful place to live and a strong investment.

As we continue to modernize and streamline our processes, we appreciate everyone's patience and support. Change takes effort, but thanks to the dedication of our owners, volunteers, Board, and management, our community continues to move forward. Thank you to everyone who contributed their time and energy this year.

## FINANCIALS <<<

In this newsletter, you'll find our 2025 Budget vs. Actual Report, including a graph that shows how our budget was spent across different expense categories and what that amounts to per home, per month—making the numbers easier to understand on a personal level. We've also included the approved 2026 budget. If you have any questions about either report, please don't hesitate to reach out to us.



## >>> ARCHITECTURAL CONTROL VOLUNTEER NEEDED

We are needing an additional Architectural Control Committee volunteer to help us with exterior change requests. This is an easy, low-time commitment role, with most (if not all) decisions handled conveniently over email. If you're interested in helping maintain the look and value of our community, we'd love to have you join us. Contact us if you would like to learn more.

## CHANGES TO LAWN CARE <<<

The Vineyard includes over 36 acres of landscaped property, making lawn care our largest budgeted expense. Over the past year, the Board has carefully reviewed our lawn care needs, future costs, and opportunities for quality and sustainability improvements. After evaluating multiple bids and having many discussions, the Board selected Thompson's Landscape Maintenance for the 2026 season. This new contract will save the Association money while providing **weekly mowing** and additional leaf pick-ups throughout the year. We're excited about this new partnership and look forward to working together for many years to come.



## STAY CONNECTED



The Vineyard HOA  
7 Gamay Ct  
Grand Junction, CO 81507



<https://thevineyardgj.com>

970-200-6020

Info@TheVineyardgj.com

## ➤➤➤ IN LOVING MEMORY



A few caring neighbors purchased a bench in memory of Dan Workman, which can be found on the northeast corner of Arbor Circle. This bench not only honors Dan's legacy, but also reflects the kindness and strong sense of community that make our neighborhood so special.

## 2026 MEETING DATES ◀◀◀

The 2026 HOA meeting dates have been set and will be held at Redlands United Methodist Church. Dates may change if needed, so please check our website for the most up-to-date information.



Board meetings are working sessions where the Board focuses on the day-to-day business of the Association, and homeowners are always welcome to attend. The Annual Membership Meeting is for all homeowners, and we'll be mailing a notice, agenda, and proxy form to everyone ahead of time.

This format may feel a little different than what The Vineyard has used in the past, but it's standard for HOAs and helps the Board work efficiently while still giving homeowners the option to attend and stay informed. Meeting minutes are always posted on our website, and we're happy to mail copies upon request.

- February 28 @ 10am - Board Meeting
- April 25 @ 10am - Board Meeting
- June 13 @ 10am - Board Meeting
- August 1 @ 10am - Board Meeting
- October 3 @ 10am - Annual Membership Meeting

## WAYS TO PAY YOUR ASSESSMENTS

**MONTHLY ASSESSMENTS: \$155**  
**RV SPACE RENTALS: \$45**

<p><u>Mail or drop-off a check to our PO Box (On the corner of Gamay Ct):</u> The Vineyard HOA 7 Gamay Ct Grand Junction, CO 81507</p>	<p><u>Online Owner Center:</u> <a href="https://divergentproperties.managebuilding.com">https://divergentproperties.managebuilding.com</a> <b>User Name:</b> Your Email We Have On File <b>You can also find our App:</b> Resident Center (Buildium)</p>	<p><u>Payments With Me:</u> I can accept one-time or set-up automatic monthly/quarterly/annual payments from your checking account, or debit/credit card. Simply call me.</p>
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**FY 2025 Budget Vs. Actual**

	BUDGET	ACTUAL	VARIANCE
<b>Revenue</b>			
Dues Revenue	\$351,480.00	\$347,458.60	-\$4,021.40
RV Lot Space Rent	\$10,800.00	\$9,020.00	-\$1,780.00
Late Fees	\$1,200.00	\$758.00	-\$442.00
Fines	\$2,000.00	\$75.00	-\$1,925.00
Transfer Fees	\$225.00	\$1,650.00	\$1,425.00
Bank Interest	\$100.00	\$565.02	\$465.02
<b>Projected Revenue</b>	<b>\$365,805.00</b>	<b>\$359,526.62</b>	<b>-\$6,278.38</b>
<b>Disbursements</b>			
Auditing Service/Tax Prep/Income Tax	\$1,500.00	\$1,100.00	-\$400.00
Bank Service Charges	\$0.00	\$72.00	\$72.00
R&M of Drainage Issue (Reisling)	\$1,250.00	\$500.00	-\$750.00
Insurance	\$1,750.00	\$3,885.00	\$2,135.00
Irrigation Assessment	\$11,000.00	\$10,750.00	-\$250.00
Irrigation Pond Improvement/Maintenance	\$5,000.00	\$4,700.00	-\$300.00
Legal Fees (Governing Docs, Reserve Study, Etc)	\$10,350.00	\$7,307.00	-\$3,043.00
Meeting Rooms	\$600.00	\$580.00	-\$20.00
Miscellaneous Expenses	\$2,000.00	\$3,434.99	\$1,434.99
Office Supplies, Postage, Copies	\$150.00	\$755.92	\$605.92
Property Management	\$9,000.00	\$9,800.00	\$800.00
Quickbooks Fee	\$775.00	\$727.53	-\$47.47
Ute Water	\$76,000.00	\$77,630.57	\$1,630.57
Utility Location Services	\$150.00	\$72.58	-\$77.42
Verizon Wireless Phone	\$380.00	\$403.66	\$23.66
Web Data Base	\$750.00	\$235.00	-\$515.00
Xcel Energy	\$8,000.00	\$6,517.13	-\$1,482.87
<u>Common Areas</u>			
Ute Water Common Area Leak Repairs	\$6,500.00	\$0.00	-\$6,500.00
Fence Supplies & Repairs	\$1,200.00	\$2,017.66	\$817.66
Tree Planting, Spraying, Trimming and Cleanup	\$15,000.00	\$13,650.00	-\$1,350.00
Other Misc Common Area R&M	\$20,000.00	\$7,771.92	-\$12,228.08
<u>Maintenance Contracts</u>			
Grounds Maintenance	\$197,936.00	\$133,827.03	-\$64,108.97
Extra Grounds Maint & Irrigation Repairs*	\$15,000.00	\$61,247.64	\$46,247.64
<b>Total Expenses to Checking Account</b>	<b>\$384,291.00</b>	<b>\$346,985.63</b>	<b>-\$37,305.37</b>

Recap	2025
YTD Revenue at 12/31/2025	\$359,526.62
YTD Expenditures at 12/31/2025	-\$346,985.63
Projected Net Gain (Loss)	<b>\$12,540.99</b>

Account Balances as of 12/31/2025	
ANB Bank Operating Account**	\$64,916.00
Alpine Bank Operating Account	\$30,991.52
Certificate of Deposit (13 month @ 3.17%***)	\$75,000.00
<b>Total Cash On Hand 12/31/2025</b>	<b>\$170,907.52</b>

(\$134,492.58 - 12/31/2024 EOY)

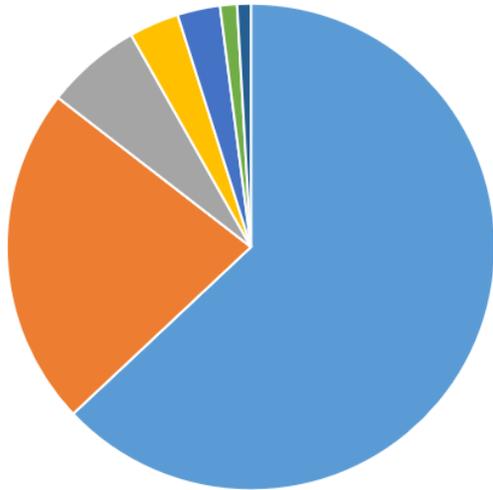
\*\$9,318.06 remaining invoices from WD Yards

\*\* Transitioning over to Alpine Bank for 2026, so both accounts open until full transition after January 1, 2026

\*\*\* Closed money market account 12/05/2025 to open higher earning CD.

**2025 Expenses:**

Per lot/  
Per Month Expense:



■ Grounds and Maintenance	<b>\$90.15</b>
■ Ute Domestic Water & Maint.	<b>\$32.26</b>
■ Irrigation Water & Pond	<b>\$ 9.06</b>
■ Other Misc. Expenses	<b>\$ 4.73</b>
■ Property Management	<b>\$ 4.04</b>
■ Insurance	<b>\$ 1.60</b>
■ Administrative Expense	<b>\$ 1.30</b>

**2026 APPROVED BUDGET**

Revenue	Amount
HOA Dues (\$155/Month)	\$375,720
RV Lot Space Rent (\$45/Mo)	\$19,215
Late Fees	\$500
Transfer Fees	\$500
Bank Interest	\$500
<b>Projected Revenue</b>	<b>\$396,435</b>

Disbursements	Amount
Auditing Service/Tax Prep/Income Tax	\$500
Bank Service Charges	\$25
R&M of Drainage Issue (Reisling)	\$1,500
Insurance	\$4,300
Irrigation Assessment	\$11,000
Legal Fees	\$10,000
Meeting Rooms	\$600
Miscellaneous Expenses	\$2,000
Office Supplies, Postage, Copies	\$2,000
Property Management	\$19,200
Ute Water	\$79,000
Utility Location Services	\$250
Web Data Base	\$750
Xcel Energy	\$8,000
<u>Common Areas</u>	
Ute Water Common Area Leak Repairs	\$2,000
Fence Supplies & Repairs	\$1,500
Tree Planting, Spraying, Trimming and Cleanup	\$15,000
Other Misc Common Area R&M	\$20,000
<u>Maintenance Contracts</u>	
Grounds Maintenance	\$212,419
Extra Invoices for Grounds Maint & Irrigation Repairs	\$15,000
<b>Projected Disbursements</b>	<b>\$405,044</b>

Recap	2026
Projected Revenue at 12/31/2026	\$396,435
Projected Expenditures at 12/31/2026	<b>(\$405,044)</b>
Projected Net Gain (Loss)	<b>(\$8,609)</b>