

**PLEASE READ CAREFULLY FOR
DUES INCREASE NOTICE.**

EFFECTIVE JANUARY 1, 2026, MONTHLY DUES FOR OWNERS WILL BE:

\$142.00 PER MONTH PER SINGLE FAMILY HOME

\$117 PER MONTH PER TOWNHOME

DUES MUST BE PAID MONTHLY BY THE 1ST OF EACH MONTH.

Based on the recently updated Capital Reserve plan and 2026 budget, the Board voted unanimously to increase the monthly dues to \$142 per single family home per month and \$117 per townhome per month.

Being adequately funded is very important for several reasons, some of which include:

- **It reduces the likelihood of special assessments for capital improvements or replacement of capital components.**
- **Failure to be adequately funded can impact a potential buyer's ability to secure a mortgage.**
- **Failure to be adequately funded can impact a current owner's ability to secure a refinance of an existing loan.**
- **Enables the Board to meet replacement and improvement obligations with the funds available.**

Please submit your new dues amount with your January 1, 2026 dues payment. If you are currently on automated payment of dues your dues will be automatically deducted at the normally scheduled time.

Thank you for your understanding and we wish everyone a safe and happy Holiday Season.

VATC 2026 Budget Draft

	2026	2025
INCOME		
Association Dues	\$276,864.00	\$256,392.00
Clubhouse Reservations	\$2,280.00	\$2,760.00
TOTAL INCOME	\$279,144.00	\$259,152.00
OTHER INCOME		
Late Fee	\$300.00	\$300.00
Legal Fees Income	\$660.00	\$900.00
TOTAL OTHER INCOME	\$960.00	\$1,200.00
TOTAL REVENUE	\$280,104.00	\$260,352.00
EXPENSES		
Repairs & Maintenance	\$3,216.00	\$2,640.00
Snow Removal	\$3,458.00	\$3,049.00
Grounds Maintenance	\$137,535.00	\$127,814.00
Landscaping Misc.	\$5,000.00	\$7,500.00
Landscape Committee	\$3,500.00	\$0.00
Pond Maintenance	\$4,800.00	\$4,000.00
Electricity Clubhouse	\$2,880.00	\$3,252.00
Gas Clubhouse	\$2,800.00	\$1,350.00
Repairs and Maintenance Clubhouse	\$2,340.00	\$2,160.00
Exterminating Clubhouse	\$360.00	\$360.00
Cleaning Services Clubhouse	\$3,300.00	\$2,040.00
Interior Supplies Clubhouse	\$200.00	\$180.00
Exterior Supplies Clubhouse	\$100.00	\$100.00
Communications Committee	\$200.00	\$0.00
Security	\$1,800.00	\$1,680.00
Electricity	\$8,160.00	\$7,128.00
Stormwater Fees	\$2,520.00	\$0.00
Management Fees	\$32,370.00	\$29,760.00
Social Engagement Committee	\$1,200.00	\$3,000.00
Insurance	\$3,005.00	\$2,862.00
Bank Charges	\$180.00	\$144.00
Register/Annual Report	\$100.00	\$105.00
Legal Fees	\$2,000.00	\$2,400.00
Tax Return-Review	\$400.00	\$440.00
Copies, Mailings, Postage	\$1,080.00	\$1,500.00
Capital Reserve HOA	\$50,400.00	\$48,000.00
Operating Reserve HOA	\$7,200.00	\$8,888.00
TOTAL OPERATING EXPENSES	\$280,104.00	\$260,352.00
NET INCOME	\$0.00	\$0.00

Single Family Homes: \$142 per month

Townhomes: \$117 per month

Based on 146 single family homes and 20 townhomes.

Reflects a 5% increase in dues.