

How to determine the VCSA assessment for each association:

\$267,224 VCSA Operating Expenses
-171,807 VCLA Operating Expenses (the Commons)
\$ 95,417 VCSA Assessment Total (All Communities)

To figure out the assessment for your community, multiply the total assessment by the percentage for your community. (VL1 is 37.7%; Carmel/Cays/Isles is 20.3%; Bermuda Gardens is 17%, and VL2 is 25%) Then divide by the number of units in your association (VL1 = 92; Carmel/Cays/Isles = 260); Bermuda Gardens = 80; and VL2 = 102). And THEN divide by 2 to get the semi-annual payment for VCSA.

THIS amount is then added to the payment for VCLA (the Commons) and you get your TOTAL semi-annual payment.

FOR EXAMPLE: Let's take VL1

$\$95,417 \times .377 = \$35,972.21$

Now divide this amount by 92 units: $\$35,972.21$ divided by 92 = $\$391.00/\text{unit}$

Then divided by 2 = $\$195.50$ each 6 months.

The Commons Budget is Predetermined by the Commons Board and is then added to the VCSA payment for your semi-annual payment to VCSA.

The Commons semi-annual assessment for VL1 is $\$496.36/\text{unit}$ so the total due to VCSA from a homeowner in VL1 is $\$664.85$. ($\$195.50 + \$496.36 = \664.85)