How much is the GCA Operating Budget for 2020 including the Equestrian Center?

Answer: $1,060,454

Note: The GCA separates our Operating Budget Expenditures from our Allocated Reserve Expenditures. The Operating Budget covers the cost of standard operations each year for things such as Landscaping the common areas, and dog stations.

We plan for and fund a long-term replacement line items in accordance with the VA Property Owners’ Association Act. The Allocated Reserve Fund plans for and funds line items such as recapping our roads, replacing the roof on the barn, and Gatehouse hardware replacement. The allocated reserves are very specific, by line item, ensuring that we have ready reserves as needed to meet specified future requirements. By planning and setting aside reserve funds for future requirements, the GCA mitigates expensive “special assessments”.