

VISTA RIDGE MASTER HOMEOWNERS ASSOCIATION, INC.

FY2025 BUDGET

FINAL RATIFIED
December 3, 2024

This budget is based on assessments increasing from the current level of \$85.00 per unit per month, to \$90.00 per unit per month.

Assessments are paid monthly.

**Prepared by
MSI, LLC
Holly Dennis**

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Administrative														
602000	\$2,000.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$6,100.00	\$1,100.00	\$1,100.00	\$2,000.00	\$20,000.00	(\$3,965.47)
Administrative	\$2,487.67	\$1,701.33	\$1,058.28	\$1,023.67	\$515.85	\$708.50	\$758.49	\$690.38	\$962.77	\$627.59	\$2,000.00	\$3,500.00	\$16,034.53	-19.83%
602071	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	\$240.00
Posting Fee Expense	\$380.00	\$150.00	\$25.00	\$100.00	\$290.00	\$295.00	\$50.00	\$50.00	\$0.00	\$0.00	\$50.00	\$50.00	\$1,440.00	20.00%
602090	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00	\$178.51
Office Equipment Lease	\$362.52	\$391.16	\$373.82	\$345.12	\$382.30	\$455.36	\$393.89	\$388.77	\$363.08	\$422.49	\$400.00	\$400.00	\$4,678.51	3.97%
603000	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,900.00	\$34,400.00	\$13,419.00
Insurance	\$8,013.00	\$1,733.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,073.00	\$47,819.00	39.01%
Building Maintenance/Repairs														
625320	\$285.00	\$285.00	\$285.00	\$302.00	\$302.00	\$302.00	\$302.00	\$302.00	\$302.00	\$302.00	\$302.00	\$302.00	\$3,573.00	\$128.10
Door Mats	\$284.64	\$284.64	\$284.64	\$293.03	\$452.13	\$150.71	\$452.13	\$301.42	\$301.42	\$296.34	\$300.00	\$300.00	\$3,701.10	3.59%
625500	\$1,171.00	\$1,571.00	\$2,921.00	\$1,171.00	\$1,821.00	\$1,171.00	\$1,705.00	\$2,105.00	\$1,705.00	\$3,455.00	\$2,355.00	\$1,705.00	\$22,856.00	(\$620.82)
Janitorial	\$1,215.00	\$1,726.00	\$2,552.00	\$0.00	\$2,849.31	\$2,176.00	\$7,411.00	(\$2,326.00)	\$0.00	\$2,571.87	\$2,355.00	\$1,705.00	\$22,235.18	-2.72%
625810	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$435.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	\$4,285.00	\$2,900.11
Elevator Maintenance & Repai	\$231.87	\$318.24	\$318.24	\$318.24	\$318.24	\$1,075.19	\$960.37	\$648.24	\$318.24	\$2,028.24	\$325.00	\$325.00	\$7,185.11	67.68%
625915	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$6,000.00	\$1,935.00
HVAC Maintenance & Repairs	\$850.00	\$1,400.00	\$857.00	(\$1,400.00)	\$2,257.00	\$0.00	\$0.00	\$0.00	\$2,971.00	\$0.00	\$0.00	\$1,000.00	\$7,935.00	32.25%
650030	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00	\$549.89
Clubhouse Supplies	\$856.68	\$1,218.13	\$1,041.47	\$1,262.08	\$2,097.51	\$2,252.84	\$1,630.66	\$2,462.45	\$1,203.36	\$524.71	\$2,000.00	\$2,000.00	\$18,549.89	3.05%
650040	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00	(\$922.24)
Clubhouse Repairs	\$0.00	\$0.00	\$950.00	\$0.00	\$0.00	\$1,369.08	\$292.99	\$1,028.69	\$437.00	\$0.00	\$500.00	\$500.00	\$5,077.76	-15.37%
650810	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$0.00	\$3,000.00	\$884.55
Exercise Equipment Maintenan	\$1,687.35	\$49.95	\$49.95	\$259.95	\$49.95	\$49.95	\$1,637.55	\$49.95	\$49.95	\$0.00	\$0.00	\$0.00	\$3,884.55	29.49%
Grounds Maintenance/Repairs														
607000	\$3,485.00	\$3,485.00	\$3,485.00	\$6,970.00	\$6,970.00	\$6,970.00	\$6,970.00	\$6,970.00	\$6,970.00	\$7,458.00	\$7,458.00	\$3,729.00	\$70,920.00	(\$488.00)
Grounds Maintenance	\$3,485.00	\$3,485.00	\$3,485.00	\$6,970.00	\$6,970.00	\$6,970.00	\$6,970.00	\$6,970.00	\$6,970.00	\$6,970.00	\$7,458.00	\$3,729.00	\$70,432.00	-0.69%
607100	\$0.00	\$0.00	\$991.00	\$991.00	\$991.00	\$991.00	\$991.00	\$991.00	\$991.00	\$0.00	\$0.00	\$0.00	\$6,937.00	\$0.00
Fertilization/Weed/Insect Co	\$0.00	\$0.00	\$991.00	\$991.00	\$991.00	\$991.00	\$991.00	\$991.00	\$991.00	\$0.00	\$0.00	\$0.00	\$6,937.00	0.00%
607220	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00	(\$10,196.47)
Tree/Shrub/Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$1,548.73	\$0.00	\$0.00	\$0.00	\$254.80	\$0.00	\$0.00	\$0.00	\$1,803.53	-84.97%
607400	\$0.00	\$0.00	\$1,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$4,500.00	\$4,500.00	\$2,000.00	\$1,000.00	\$0.00	\$0.00	\$26,000.00	(\$5,060.90)
Grounds Repairs - Sprinklers	\$0.00	\$1,407.00	\$375.00	\$4,236.09	\$873.50	\$3,201.23	\$4,275.38	\$4,262.22	\$1,808.68	\$0.00	\$500.00	\$0.00	\$20,939.10	-19.47%
607410	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$5,150.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$20,000.00	(\$5,780.35)
Grounds Repairs - Other	\$0.00	\$744.65	\$0.00	\$0.00	\$2,975.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$14,219.65	-28.90%
610011	\$0.00	\$4,000.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$12,500.00	\$0.00	\$23,000.00	(\$66.71)
Golf Course Expenses	\$4,005.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,427.47	\$0.00	\$0.00	\$0.00	\$12,500.00	\$0.00	\$22,933.29	-0.29%
615000	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	(\$200.00)
Lighting Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$1,000.00	-16.67%
620000	\$121.00	\$121.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$121.00	\$121.00	\$4,084.00	(\$904.06)
Pest Control	\$120.82	\$0.00	\$570.93	\$449.11	\$450.11	\$0.00	\$449.11	\$449.11	\$449.11	\$0.00	\$120.82	\$120.82	\$3,179.94	-22.14%
621000	\$3,500.00	\$3,500.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$16,000.00	(\$1,456.25)
Snow Removal	\$1,745.00	\$1,958.75	\$722.50	\$2,617.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$5,000.00	\$14,543.75	-9.10%
Miscellaneous/Contingency														
655000	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.37	\$40,000.00	\$378.92
Social Activities Expense	\$2,873.81	\$138.43	\$5,511.35	\$2,033.80	\$1,004.00	\$4,254.76	\$10,645.29	\$2,876.37	\$9,506.26	\$1,134.85	\$200.00	\$200.00	\$40,378.92	0.95%
655030	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.43
Community Center Supplies	\$0.00	\$60.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.43	0.00%
660000	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$545,226.00	\$21,564.50
Transfer to Reserves	\$45,435.50	\$45,435.50	\$45,435.50	\$45,435.50	\$65,435.50	\$45,435.50	\$45,435.50	\$92,435.50	\$0.00	\$0.00	\$90,871.00	\$45,435.50	\$566,790.50	3.96%
680000	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00	(\$1,098.00)
Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102.00	-91.50%
Payroll & Employee Benefits														
651000	\$13,731.24	\$13,731.24	\$13,731.24	\$13,731.24	\$20,811.02	\$20,811.02	\$20,811.02	\$20,811.02	\$13,731.24	\$13,731.24	\$13,731.24	\$13,731.24	\$193,094.00	(\$38.28)
Payroll - Onsite	\$17,713.84	\$6,960.41	\$19,016.89	\$6,182.14	\$20,414.94	\$9,659.32	\$37,145.36	\$11,912.09	\$12,476.63	\$31,574.10	\$10,000.00	\$10,000.00	\$193,055.72	-0.02%
651730	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00	\$2,700.00	(\$83.98)

Vista Ridge Master Homeowners Association, Inc.

Top line is budget

Budget Projection Report

Cash Balance Est 12/31/2023
\$2,501.11

Bottom line is actual

Prepared on: 11/12/2024

Cash Balance Act 12/31/2023
\$16,504.86

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Employee Development	\$0.00	\$46.69	\$0.00	\$0.00	\$200.00	\$154.62	\$50.24	\$204.47	\$0.00	\$360.00	\$1,000.00	\$600.00	\$2,616.02	-3.11%
Pool Maintenance/Repairs														
640010	\$500.00	\$500.00	\$500.00	\$15,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$5,500.00	\$500.00	\$500.00	\$133,000.00	\$12,297.51
Pool Lifeguarding	\$1,170.00	\$0.00	\$4,200.00	\$0.00	\$1,190.00	\$0.00	\$53,611.66	\$40,793.01	\$37,332.84	\$0.00	\$7,000.00	\$0.00	\$145,297.51	9.25%
640030	\$100.00	\$100.00	\$100.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,000.00	\$100.00	\$100.00	\$17,500.00	\$7,117.45
Pool Chemicals	\$7,040.00	\$5,126.08	\$246.96	\$0.00	\$0.00	\$0.00	\$7,544.41	\$1,580.03	\$3,079.97	\$0.00	\$0.00	\$0.00	\$24,617.45	40.67%
640035	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$750.00	\$1,000.00	\$1,000.00	\$750.00	\$500.00	\$500.00	\$500.00	\$7,500.00	\$4,715.19
Pool Repairs	\$0.00	\$0.00	\$481.84	\$0.00	\$0.00	\$80.00	\$9,853.35	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,215.19	62.87%
640040	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$500.00	\$500.00	\$500.00	\$500.00	\$250.00	\$0.00	\$0.00	\$2,500.00	(\$1,891.58)
Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$559.98	\$0.00	\$0.00	\$48.44	\$0.00	\$0.00	\$0.00	\$608.42	-75.66%
650500	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	(\$1,000.00)
Tennis Court Maintenance & R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$1,000.00	-50.00%
Professional Fees														
605000	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$160,800.00	\$0.00
Management	\$13,000.00	\$13,800.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$13,400.00	\$7,007.50	\$19,792.50	\$13,400.00	\$160,800.00	0.00%
606000	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00	\$9,825.70
Legal	\$92.48	\$585.00	\$1,202.50	\$0.00	\$1,642.50	\$1,826.50	\$2,236.00	\$2,596.50	\$14,851.72	\$1,792.50	\$500.00	\$500.00	\$27,825.70	54.59%
Utilities														
600200	\$1,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$5,000.00	\$11,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$93,500.00	\$6,124.59
Water/Sewer	\$674.68	\$1,383.64	\$692.22	\$20.16	\$2,991.20	\$10,518.84	\$21,642.14	\$21,413.96	\$25,101.27	\$0.00	\$14,686.48	\$500.00	\$99,624.59	6.55%
600700	\$2,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$5,000.00	\$8,500.00	\$8,500.00	\$5,000.00	\$3,000.00	\$3,000.00	\$2,500.00	\$50,000.00	\$4,139.71
Gas/Electricity	\$2,065.10	\$2,597.93	\$2,065.97	\$2,039.93	\$1,813.42	\$7,415.53	\$8,248.35	\$8,053.07	\$7,881.82	\$6,458.59	\$3,000.00	\$2,500.00	\$54,139.71	8.28%
600916	\$1,300.00	\$2,500.00	\$1,300.00	\$1,300.00	\$1,300.00	\$3,000.00	\$3,000.00	\$1,300.00	\$1,300.00	\$1,300.00	\$2,500.00	\$1,300.00	\$21,400.00	\$2,432.91
Technology	\$1,501.48	\$2,598.80	\$1,591.31	\$1,678.26	\$1,508.54	\$2,769.42	\$4,346.11	\$1,439.36	\$1,628.42	\$1,771.21	\$1,500.00	\$1,500.00	\$23,832.91	11.37%
614000	\$19,450.00	\$19,450.00	\$19,450.00	\$19,450.00	\$19,450.00	\$19,450.00	\$19,450.00	\$19,450.00	\$19,450.00	\$19,450.00	\$20,032.00	\$20,032.00	\$234,564.00	\$433.32
Trash Removal	\$19,420.50	\$19,420.50	\$19,420.50	\$19,420.50	\$19,710.62	\$19,603.70	\$19,578.70	\$19,578.70	\$19,420.50	\$19,420.50	\$20,001.30	\$20,001.30	\$234,997.32	0.18%

Vista Ridge Master Homeowners Association, Inc.

Top line is budget

Budget Projection Report

Cash Balance Est 12/31/2023 \$2,501.11

Bottom line is actual

Prepared on: 11/12/2024

Cash Balance Act 12/31/2023 \$16,504.86

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	\$149,261.75	\$149,161.75	\$149,261.75	\$149,261.75	\$149,261.75	\$151,761.75	\$154,761.75	\$155,261.75	\$155,261.75	\$155,261.75	\$154,661.75	\$153,761.75	\$1,826,941.00	\$86,715.35
	\$181,402.32	\$160,126.30	\$137,933.46	\$160,505.47	\$173,089.37	\$141,780.85	\$177,482.10	\$127,388.69	\$192,486.99	\$131,709.26	\$167,176.54	\$162,575.00	\$1,913,656.35	4.75%
Expense	\$119,162.07	\$124,612.07	\$122,582.07	\$139,984.07	\$163,213.85	\$175,848.85	\$195,097.85	\$189,247.85	\$174,018.07	\$133,515.07	\$138,468.07	\$151,189.11	\$1,826,939.00	(\$55,552.28)
	\$136,712.76	\$114,721.26	\$126,919.87	\$107,676.08	\$152,331.35	\$135,373.03	\$266,937.15	\$234,151.29	\$161,808.28	\$82,960.49	\$205,560.10	\$157,339.62	\$1,882,491.28	-3.04%
Net	\$30,099.68	\$24,549.68	\$26,679.68	\$9,277.68	(\$13,952.10)	(\$24,087.10)	(\$40,336.10)	(\$33,986.10)	(\$18,756.32)	\$21,746.68	\$16,193.68	\$2,572.64		
	\$44,689.56	\$45,405.04	\$11,013.59	\$52,829.39	\$20,758.02	\$6,407.82	(\$89,455.05)	(\$106,762.60)	\$30,678.71	\$48,748.77	(\$38,383.56)	\$5,235.38		
Gain/Loss	\$30,099.68	\$54,649.36	\$81,329.04	\$90,606.72	\$76,654.62	\$52,567.52	\$12,231.42	(\$21,754.68)	(\$40,511.00)	(\$18,764.32)	(\$2,570.64)	\$2.00		
	\$44,689.56	\$90,094.60	\$101,108.19	\$153,937.58	\$174,695.60	\$181,103.42	\$91,648.37	(\$15,114.23)	\$15,564.48	\$64,313.25	\$25,929.69	\$31,165.07		
Cash	\$32,600.79	\$57,150.47	\$83,830.15	\$93,107.83	\$79,155.73	\$55,068.63	\$14,732.53	(\$19,253.57)	(\$38,009.89)	(\$16,263.21)	(\$69.53)	\$2,503.11	Position	
Balance	\$61,194.42	\$106,599.46	\$117,613.05	\$170,442.44	\$191,200.46	\$197,608.28	\$108,153.23	\$1,390.63	\$32,069.34	\$80,818.11	\$42,434.55	\$47,669.93	Different	
													Than	
More/Less	\$28,593.63	\$49,448.99	\$33,782.90	\$77,334.61	\$112,044.73	\$142,539.65	\$93,420.70	\$20,644.20	\$70,079.23	\$97,081.32	\$42,504.08	\$45,166.82	Expected	
													by	\$31,163.07

Vista Ridge Master Homeowners Association, Inc.													
2025 Annual/Actuals/Budgets Report													
(Actuals through 8/31/2024)													
Accounts	2025 BUDGET	2024 Projected Over/Under Budget	2024 Projected Actuals through 12/31/24	2024 BUDGET	2023 Projected Over/Under Budget	2023 Actuals	2023 BUDGET	2022 Over/Under Budget	2022 Actuals	2022 BUDGET	2021 Over/Under Budget	2021 Actuals	2021 BUDGET
Income:													
400000 - Assessments - Owners	\$1,862,190.00	\$75,819.75	\$1,834,554.75	\$1,758,735.00	\$87,040.00	\$1,742,320.00	\$1,655,280.00	\$84,774.00	\$1,698,450.00	\$1,613,676.00	\$81,266.83	\$1,632,379.83	\$1,551,113.00
400015 - Assessments - Builder	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$156.00	\$390.00	\$234.00	\$370.18	\$1,120.18	\$790.00
410000 - Interest - Operating Fund	\$0.00	(\$5.99)	\$0.01	\$6.00	(\$9.59)	\$2.41	\$12.00	(\$21.06)	\$2.94	\$24.00	(\$21.18)	\$2.82	\$24.00
420000 - Late/Interest Fee	\$3,600.00	\$75.82	\$3,675.82	\$3,600.00	(\$1,332.82)	\$3,767.18	\$5,100.00	\$16.05	\$4,516.05	\$4,500.00	(\$437.75)	\$4,062.25	\$4,500.00
420010 - Lien Fee Reimbursable	\$600.00	(\$700.00)	\$300.00	\$1,000.00	(\$2,100.00)	\$300.00	\$2,400.00	(\$1,100.00)	\$1,300.00	\$2,400.00	(\$1,500.00)	\$900.00	\$2,400.00
420015 - Legal Collection Fee Reimbursable	\$18,000.00	(\$13,155.02)	\$4,844.98	\$18,000.00	(\$9,629.49)	\$14,370.51	\$24,000.00	(\$8,375.87)	\$13,224.13	\$21,600.00	(\$11,454.10)	\$10,145.90	\$21,600.00
420030 - Fines	\$1,200.00	\$3,675.00	\$4,875.00	\$1,200.00	(\$525.00)	\$675.00	\$1,200.00	(\$575.00)	\$625.00	\$1,200.00	\$525.00	\$1,725.00	\$1,200.00
420033 - Posting Fee	\$0.00	(\$1,200.00)	\$0.00	\$1,200.00	(\$2,400.00)	\$0.00	\$2,400.00	\$325.00	\$325.00	\$0.00	\$0.00	\$0.00	\$0.00
430000 - Working Capital	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$390.00	\$390.00	(\$390.00)	\$390.00	\$780.00
460090 - Clubhouse Rental Fees	\$24,000.00	(\$2,079.00)	\$21,921.00	\$24,000.00	\$6,792.33	\$24,792.33	\$18,000.00	\$8,277.00	\$17,277.00	\$9,000.00	(\$5,865.00)	\$3,135.00	\$9,000.00
460400 - Pool ID/Guest Pass	\$18,000.00	(\$1,070.00)	\$16,930.00	\$18,000.00	\$2,738.00	\$14,738.00	\$12,000.00	\$7,211.80	\$14,711.80	\$7,500.00	\$7,436.00	\$14,936.00	\$7,500.00
460510 - Snack Bar	\$0.00	\$0.00	\$0.00	\$0.00	(\$250.00)	\$0.00	\$250.00	(\$250.00)	\$0.00	\$250.00	(\$250.00)	\$0.00	\$250.00
460520 - Social Activities	\$0.00	(\$1,200.00)	\$0.00	\$1,200.00	(\$1,200.00)	\$0.00	\$1,200.00	(\$1,130.00)	\$70.00	\$1,200.00	(\$430.00)	\$770.00	\$1,200.00
460290 - Misc Income	\$0.00	\$387.00	\$387.00	\$0.00	\$422.84	\$422.84	\$0.00	\$561.85	\$561.85	\$0.00	\$1,662.28	\$1,662.28	\$0.00
Total Income:	\$1,927,590.00	\$60,547.56	\$1,887,488.56	\$1,826,941.00	\$79,546.27	\$1,801,388.27	\$1,721,842.00	\$89,869.77	\$1,751,843.77	\$1,661,974.00	\$70,912.26	\$1,671,229.26	\$1,600,317.00
Expense:													
600200 - Water/Sewer	\$95,000.00	\$6,163.16	\$87,336.84	\$93,500.00	\$31,670.43	\$72,329.57	\$104,000.00	(\$1,342.49)	\$101,342.49	\$100,000.00	\$13,453.59	\$83,546.41	\$97,000.00
600700 - Gas/Electricity	\$51,000.00	\$2,200.70	\$47,799.30	\$50,000.00	\$717.82	\$47,282.18	\$48,000.00	(\$10,282.84)	\$55,282.84	\$45,000.00	\$4,519.81	\$40,480.09	\$45,000.00
600916 - Technology	\$26,000.00	(\$2,033.28)	\$23,433.28	\$21,400.00	(\$487.77)	\$21,087.77	\$20,600.00	\$403.60	\$19,696.40	\$20,100.00	\$599.26	\$18,610.74	\$19,200.00
602000 - Administrative	\$20,000.00	\$1,555.63	\$18,444.17	\$20,000.00	(\$5,220.73)	\$23,220.73	\$18,000.00	\$3,302.61	\$14,697.19	\$18,000.00	\$4,082.08	\$13,917.92	\$18,000.00
602071 - Posting Fee	\$0.00	(\$340.00)	\$1,540.00	\$1,200.00	\$1,890.00	\$510.00	\$2,400.00	(\$225.00)	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00
602090 - Office Equipment Lease	\$4,800.00	(\$192.94)	\$4,692.94	\$4,500.00	\$1,805.32	\$4,194.68	\$6,000.00	\$2,350.71	\$4,249.29	\$6,600.00	\$2,125.48	\$4,474.52	\$6,600.00
603000 - Insurance	\$37,600.00	(\$7,246.00)	\$41,646.00	\$34,400.00	(\$7,670.38)	\$35,720.38	\$28,050.00	(\$7,772.17)	\$33,272.17	\$25,500.00	(\$23,097.00)	\$48,097.00	\$25,000.00
605000 - Management	\$164,400.00	\$0.00	\$160,800.00	\$160,800.00	(\$948.00)	\$156,000.00	\$155,052.00	(\$166.25)	\$150,706.25	\$150,540.00	(\$190.00)	\$146,938.00	\$146,748.00
606000 - Legal	\$18,000.00	\$3,818.52	\$14,181.48	\$18,000.00	\$2,602.49	\$21,397.51	\$24,000.00	\$7,500.87	\$16,499.13	\$24,000.00	\$9,579.10	\$14,420.90	\$24,000.00
607000 - Grounds Maintenance	\$75,885.00	\$0.00	\$70,920.00	\$70,920.00	\$0.00	\$66,280.00	\$66,280.00	(\$3,305.00)	\$54,100.00	\$50,795.00	\$0.00	\$49,310.00	\$49,310.00
607100 - Fertilization/Weed/Insect Control	\$7,945.00	\$0.00	\$6,937.00	\$6,937.00	\$9.00	\$6,482.00	\$6,482.00	\$0.00	\$4,893.00	\$4,893.00	\$0.00	\$4,249.00	\$4,249.00
607220 - Tree/Shrub/Plant Replacement	\$15,000.00	\$451.27	\$11,548.73	\$12,000.00	(\$1,063.79)	\$13,083.79	\$12,000.00	\$10,721.37	\$1,278.63	\$12,000.00	(\$9,029.64)	\$15,029.64	\$6,000.00
607400 - Grounds Repairs - Sprinklers	\$30,000.00	\$2,869.58	\$23,130.42	\$26,000.00	(\$165.26)	\$16,165.26	\$16,000.00	(\$16,225.70)	\$31,225.70	\$15,000.00	(\$19,960.47)	\$33,960.47	\$14,000.00
607410 - Grounds Repairs - Other	\$20,000.00	\$5,780.35	\$14,219.65	\$20,000.00	(\$17,247.22)	\$37,247.22	\$20,000.00	\$9,267.64	\$10,732.36	\$20,000.00	\$5,067.72	\$14,932.28	\$20,000.00
610011 - Golf Course Expenses	\$25,000.00	\$66.71	\$22,933.29	\$23,000.00	\$1,373.07	\$22,126.93	\$23,500.00	\$1,851.64	\$21,648.36	\$23,500.00	\$4,418.76	\$19,081.24	\$23,500.00
614000 - Trash Removal	\$252,250.00	\$489.78	\$234,074.22	\$234,564.00	(\$3,937.00)	\$227,174.00	\$223,237.00	(\$436.22)	\$217,546.22	\$217,110.00	(\$4,068.74)	\$214,068.74	\$210,000.00
615000 - Lighting Maintenance	\$1,200.00	\$200.00	\$1,000.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$208.00	\$992.00	\$1,200.00	\$2,400.00	\$0.00	\$2,400.00
620000 - Pest Control	\$4,084.00	\$452.81	\$3,631.19	\$4,084.00	(\$562.73)	\$4,336.93	\$3,774.20	(\$708.23)	\$3,820.23	\$3,112.00	(\$425.00)	\$3,537.00	\$3,112.00
621000 - Snow Removal	\$18,000.00	\$1,456.25	\$14,543.75	\$16,000.00	\$2,063.75	\$12,936.25	\$15,000.00	\$3,395.00	\$11,605.00	\$15,000.00	(\$6,244.10)	\$16,244.10	\$10,000.00
625320 - Door Mats	\$3,777.00	(\$138.34)	\$3,711.34	\$3,773.00	(\$486.22)	\$3,786.22	\$3,300.00	(\$546.35)	\$3,546.35	\$3,000.00	(\$437.79)	\$3,070.79	\$2,633.00
625500 - Janitorial	\$23,996.00	(\$1,967.31)	\$24,823.31	\$22,856.00	\$8.96	\$19,977.04	\$19,984.00	(\$1,104.09)	\$20,372.09	\$19,268.00	\$2,796.98	\$17,187.02	\$19,984.00
625810 - Elevator Maintenance & Repairs	\$6,000.00	(\$918.63)	\$5,203.63	\$4,285.00	\$63.28	\$3,968.72	\$4,072.00	(\$781.80)	\$4,747.80	\$3,966.00	\$899.96	\$3,103.86	\$3,803.82
625915 - HVAC Maintenance & Repairs	\$6,000.00	\$316.00	\$5,684.00	\$6,000.00	(\$1,184.59)	\$6,144.59	\$4,960.00	\$320.00	\$2,960.00	\$3,280.00	\$2,196.50	\$1,083.50	\$3,280.00
640010 - Pool Lifeguarding	\$140,000.00	\$41.02	\$132,958.98	\$133,000.00	(\$31,260.02)	\$126,260.02	\$95,000.00	\$13,383.71	\$91,966.29	\$105,350.00	\$23,030.00	\$82,320.00	\$105,350.00
640030 - Pool Chemicals	\$21,000.00	(\$7,117.45)	\$24,617.45	\$17,500.00	\$1,317.40	\$15,682.60	\$17,000.00	(\$6,415.62)	\$20,415.62	\$14,000.00	\$4,626.08	\$9,373.92	\$14,000.00
640035 - Pool Repairs	\$10,000.00	(\$4,715.19)	\$12,215.19	\$7,500.00	\$1,103.56	\$6,696.44	\$7,800.00	\$1,461.91	\$6,338.09	\$7,800.00	\$7,606.86	\$193.14	\$7,800.00
640040 - Pool Supplies	\$3,000.00	\$1,940.02	\$559.98	\$2,500.00	\$192.23	\$2,307.77	\$2,500.00	(\$1,141.00)	\$3,641.90	\$2,500.00	(\$49.78)	\$2,549.76	\$2,500.00
650030 - Clubhouse Supplies	\$18,000.00	(\$958.60)	\$18,958.60	\$18,000.00	\$4,150.73	\$15,849.27	\$20,000.00	\$9,093.73	\$11,906.27	\$21,000.00	\$5,694.24	\$15,305.76	\$21,000.00
650040 - Clubhouse Repairs	\$7,200.00	\$359.24	\$5,640.76	\$6,000.00	(\$774.84)	\$6,774.84	\$6,000.00	\$3,379.91	\$2,620.09	\$6,000.00	\$3,070.52	\$2,929.48	\$6,000.00
650500 - Tennis Court Maintenance & Repairs	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$1,511.26	\$488.74	\$2,000.00	\$1,878.55	\$121.45	\$2,000.00	(\$11.28)	\$2,011.28	\$2,000.00
650810 - Exercise Equipment Maintenance & Repairs	\$6,400.00	(\$884.55)	\$3,884.55	\$3,000.00	(\$2,687.35)	\$5,127.35	\$2,440.00	\$836.40	\$1,463.60	\$2,300.00	(\$1,521.00)	\$3,321.00	\$1,800.00
651000 - Payroll - Onsite	\$205,483.00	\$612.38	\$192,481.62	\$193,094.00	\$20,569.05	\$162,752.95	\$183,322.00	\$5,531.51	\$162,876.49	\$168,408.00	\$7,223.37	\$157,138.40	\$164,361.77
651730 - Employee Development	\$3,000.00	\$843.98	\$1,856.02	\$2,700.00	\$2,776.01	\$1,123.99	\$3,900.00	\$3,194.20	\$1,605.80	\$4,800.00	\$3,337.52	\$1,462.48	\$4,800.00
655000 - Social Activities	\$42,000.00	\$1,512.19	\$38,487.81	\$40,000.00	\$2,161.20	\$37,836.81	\$40,000.00	\$16,384.29	\$23,615.71	\$40,000.00	\$24,030.31	\$15,969.69	\$40,000.00
660000 - Transfer to Reserves	\$591,430.00	(\$67,000.00)	\$612,226.00	\$545,226.00	(\$125,107.75)	\$639,814.75	\$514,707.00	(\$165,000.00)	\$669,752.00	\$594,752.00	(\$179,000.00)	\$653,485.00	\$474,485.00
680000 - Miscellaneous	\$1,200.00	\$1,098.00	\$102.00	\$1,200.00	\$902.64	\$297.16	\$1,200.00	\$77.00	\$1,123.00	\$1,200.00	\$1,053.00	\$147.00	\$1,200.00
690000 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,647.55)	\$2,647.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense:	\$1,926,650.00	(\$61,264.50)	\$1,888,223.50	\$1,826,939.00	(\$123,373.80)	\$1,845,134.00	\$1,721,760.20	(\$120,910.81)	\$1,762,884.81	\$1,661,974.00	(\$112,433.54)	\$1,711,550.13	\$1,599,116.59
Budget Difference:	\$940.00	(\$736.94)	(\$734.94)	\$2.00	(\$43,827.53)	(\$43,745.73)	\$81.80	(\$31,041.04)	(\$31,041.04)	\$0.00	(\$41,521.28)	(\$40,320.87)	\$1,200.41

Vista Ridge Master Homeowners Association, Inc.

2025 Annual Actuals Report

(Actuals are through 10/31/2024)

Accounts	2025 BUDGET	2024 Projected Actuals through 12/31/24	2023 Actuals	2022 Actuals
Income:				
400000 - Assessments - Owners	\$1,862,190.00	\$1,851,220.00	\$1,742,320.00	\$1,698,450.00
400015 - Assessments - Builder	\$0.00	\$0.00	\$0.00	\$390.00
410000 - Interest - Operating Fund	\$0.00	\$0.01	\$2.41	\$2.94
420000 - Late/Interest Fee	\$3,600.00	\$3,730.01	\$3,767.18	\$4,516.05
420010 - Lien Fee Reimbursable	\$600.00	\$600.00	\$300.00	\$1,300.00
420015 - Legal Collection Fee Reimbursable	\$18,000.00	\$14,914.98	\$14,370.51	\$13,224.13
420030 - Fines	\$1,200.00	\$3,650.00	\$675.00	\$950.00
460090 - Clubhouse Rental Fees	\$24,000.00	\$23,061.00	\$24,792.33	\$17,277.00
460400 - Pool ID/Guest Pass	\$18,000.00	\$16,642.00	\$14,738.00	\$14,711.80
460290 - Misc Income	\$0.00	\$1,486.00	\$422.84	\$1,021.85
Total Income:	\$1,927,590.00	\$1,915,304.00	\$1,801,388.27	\$1,751,843.77

Expense:

600200 - Water/Sewer	\$96,500.00	\$99,624.59	\$72,329.57	\$101,342.49
600700 - Gas/Electricity	\$52,000.00	\$54,139.71	\$47,282.18	\$55,282.84
600916 - Technology	\$25,000.00	\$23,832.91	\$21,087.77	\$19,696.40
602000 - Administrative	\$20,000.00	\$16,034.53	\$23,220.73	\$14,697.19
602071 - Posting Fee	\$0.00	\$1,440.00	\$510.00	\$225.00
602090 - Office Equipment Lease	\$4,800.00	\$4,678.51	\$4,194.68	\$4,249.29
603000 - Insurance	\$44,500.00	\$47,819.00	\$35,720.38	\$33,272.17
605000 - Management	\$164,400.00	\$160,800.00	\$156,000.00	\$150,706.25
606000 - Legal	\$18,000.00	\$27,825.70	\$21,397.51	\$16,499.13
607000 - Grounds Maintenance	\$75,875.00	\$70,432.00	\$66,280.00	\$54,100.00
607100 - Fertilization/Weed/Insect Control	\$7,945.00	\$6,937.00	\$6,482.00	\$4,893.00
607220 - Tree/Shrub/Plant Replacement	\$15,000.00	\$1,803.53	\$13,083.79	\$1,278.63
607400 - Grounds Repairs - Sprinklers	\$28,000.00	\$20,939.10	\$16,165.26	\$31,225.70
607410 - Grounds Repairs - Other	\$20,000.00	\$14,219.65	\$37,247.22	\$10,732.36
610011 - Golf Course Expenses	\$25,000.00	\$22,933.29	\$22,126.93	\$21,648.36
614000 - Trash Removal	\$246,000.00	\$234,997.32	\$227,174.00	\$217,546.22
615000 - Lighting Maintenance	\$1,200.00	\$1,000.00	\$0.00	\$992.00
620000 - Pest Control	\$4,084.00	\$3,179.94	\$4,336.93	\$3,820.23
621000 - Snow Removal	\$18,000.00	\$14,543.75	\$12,936.25	\$11,605.00
625320 - Door Mats	\$3,777.00	\$3,701.10	\$3,786.22	\$3,546.35
625500 - Janitorial	\$23,996.00	\$22,235.18	\$19,977.04	\$20,372.09
625810 - Elevator Maintenance & Repairs	\$7,200.00	\$7,185.11	\$3,988.72	\$4,747.80
625915 - HVAC Maintenance & Repairs	\$7,200.00	\$7,935.00	\$6,144.59	\$2,960.00
640010 - Pool Lifeguarding	\$145,000.00	\$145,297.51	\$126,260.02	\$91,966.29
640030 - Pool Chemicals	\$21,000.00	\$24,617.45	\$15,682.60	\$20,415.62

640035 - Pool Repairs	\$10,000.00	\$12,215.19	\$6,696.44	\$6,338.09
640040 - Pool Supplies	\$2,400.00	\$608.42	\$2,307.77	\$3,641.90
650030 - Clubhouse Supplies	\$18,000.00	\$18,549.89	\$15,849.27	\$11,906.27
650040 - Clubhouse Repairs	\$6,000.00	\$5,077.76	\$6,774.84	\$2,620.09
650500 - Tennis Court Maintenance & Repairs	\$1,200.00	\$1,000.00	\$488.74	\$121.45
650810 - Exercise Equipment Maintenance & Repairs	\$4,400.00	\$3,884.55	\$5,127.35	\$1,463.60
651000 - Payroll - Onsite	\$205,483.00	\$193,055.72	\$162,752.95	\$162,876.49
651730 - Employee Development	\$3,000.00	\$2,616.02	\$1,123.99	\$1,605.80
655000 - Social Activities	\$40,000.00	\$40,378.92	\$37,838.80	\$23,615.71
660000 - Transfer to Reserves	\$561,430.00	\$566,790.50	\$639,814.75	\$669,752.00
680000 - Miscellaneous	\$1,200.00	\$162.43	\$297.16	\$1,123.00
690000 - Bad Debt	\$0.00	\$0.00	\$2,647.55	\$0.00
Total Expense:	\$1,927,590.00	\$1,882,491.28	\$1,845,134.00	\$1,782,884.81

Budget Difference:	\$0.00	\$32,812.72	(\$43,745.73)	(\$31,041.04)
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Vista Ridge Master Homeowners Association, Inc.
2025 - Budget Detail Report

Cash Balance Est 12/31/2024
\$19,769.92

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Administrative														
602000 Administrative	\$2,000.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$6,100.00	\$1,100.00	\$1,100.00	\$2,000.00	\$20,000.00 \$0.00	(\$20,000.00) -100.00%
602090 Office Equipment Lease	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00 \$0.00	(\$4,800.00) -100.00%
603000 Insurance	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,000.00	\$44,500.00 \$0.00	(\$44,500.00) -100.00%
Building Maintenance/Repairs														
625320 Door Mats	\$302.00	\$302.00	\$302.00	\$319.00	\$319.00	\$319.00	\$319.00	\$319.00	\$319.00	\$319.00	\$319.00	\$319.00	\$3,777.00 \$0.00	(\$3,777.00) -100.00%
625500 Janitorial	\$1,275.75	\$1,675.75	\$1,925.75	\$3,025.75	\$1,275.75	\$1,275.75	\$1,790.25	\$1,790.25	\$3,540.25	\$2,440.25	\$2,190.25	\$1,790.25	\$23,996.00 \$0.00	(\$23,996.00) -100.00%
625810 Elevator Maintenance & Repai	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$7,200.00 \$0.00	(\$7,200.00) -100.00%
625915 HVAC Maintenance & Repairs	\$0.00	\$1,800.00	\$0.00	\$0.00	\$1,800.00	\$0.00	\$0.00	\$1,800.00	\$0.00	\$0.00	\$1,800.00	\$0.00	\$7,200.00 \$0.00	(\$7,200.00) -100.00%
650030 Clubhouse Supplies	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00 \$0.00	(\$18,000.00) -100.00%
650040 Clubhouse Repairs	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00 \$0.00	(\$6,000.00) -100.00%
650810 Exercise Equipment Maintenan	\$1,000.00	\$50.00	\$50.00	\$1,000.00	\$50.00	\$50.00	\$1,000.00	\$50.00	\$50.00	\$1,000.00	\$50.00	\$50.00	\$4,400.00 \$0.00	(\$4,400.00) -100.00%
Grounds Maintenance/ Repairs														
607000 Grounds Maintenance	\$3,729.00	\$3,729.00	\$3,729.00	\$7,458.00	\$7,458.00	\$7,458.00	\$7,458.00	\$7,458.00	\$7,458.00	\$7,980.00	\$7,980.00	\$3,980.00	\$75,875.00 \$0.00	(\$75,875.00) -100.00%
607100 Fertilization/Weed/Insect Co	\$0.00	\$0.00	\$1,135.00	\$1,135.00	\$1,135.00	\$1,135.00	\$1,135.00	\$1,135.00	\$1,135.00	\$0.00	\$0.00	\$0.00	\$7,945.00 \$0.00	(\$7,945.00) -100.00%
607220 Tree/Shrub/Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00 \$0.00	(\$15,000.00) -100.00%
607400 Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$1,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$2,500.00	\$1,500.00	\$0.00	\$0.00	\$28,000.00 \$0.00	(\$28,000.00) -100.00%
607410 Grounds Repairs - Other	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$5,150.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$1,350.00	\$20,000.00 \$0.00	(\$20,000.00) -100.00%
610011 Golf Course Expenses	\$0.00	\$4,500.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$5,500.00	\$0.00	\$0.00	\$13,000.00	\$0.00	\$25,000.00 \$0.00	(\$25,000.00) -100.00%
615000 Lighting Maintenance	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00 \$0.00	(\$1,200.00) -100.00%
620000 Pest Control	\$121.00	\$121.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$121.00	\$121.00	\$4,084.00 \$0.00	(\$4,084.00) -100.00%
621000 Snow Removal	\$3,500.00	\$3,500.00	\$2,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$3,500.00	\$3,500.00	\$18,000.00 \$0.00	(\$18,000.00) -100.00%
Miscellaneous/Contingency														
655000 Social Activities Expense	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.37	\$40,000.00 \$0.00	(\$40,000.00) -100.00%
660000 Transfer to Reserves	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.87	\$561,430.00 \$0.00	(\$561,430.00) -100.00%
680000 Miscellaneous Expense	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$1,200.00 \$0.00	(\$1,200.00) -100.00%
Payroll & Employee Benefits														
651000 Payroll - Onsite	\$14,715.95	\$14,715.95	\$14,715.95	\$14,715.95	\$21,938.85	\$21,938.85	\$21,938.85	\$21,938.85	\$14,715.95	\$14,715.95	\$14,715.95	\$14,715.95	\$205,483.00 \$0.00	(\$205,483.00) -100.00%
651730 Employee Development	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00 \$0.00	(\$3,000.00) -100.00%
Pool Maintenance/Repairs														
640010 Pool Lifeguarding	\$1,000.00	\$1,000.00	\$2,000.00	\$12,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$145,000.00 \$0.00	(\$145,000.00) -100.00%
640030 Pool Chemicals	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$21,000.00 \$0.00	(\$21,000.00) -100.00%
640035 Pool Repairs	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$10,000.00 \$0.00	(\$10,000.00) -100.00%

Vista Ridge Master Homeowners Association, Inc.

2025 - Budget Detail Report

Cash Balance Est 12/31/2024
\$19,769.92

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
640040 Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$0.00	\$0.00	\$2,400.00 \$0.00	(\$2,400.00) -100.00%
650500 Tennis Court Maintenance & R	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00 \$0.00	(\$1,200.00) -100.00%
Professional Fees														
605000 Management	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$13,700.00	\$164,400.00 \$0.00	(\$164,400.00) -100.00%
606000 Legal	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00 \$0.00	(\$18,000.00) -100.00%
Utilities														
600200 Water/Sewer	\$1,000.00	\$1,000.00	\$750.00	\$750.00	\$5,000.00	\$12,000.00	\$23,000.00	\$23,000.00	\$23,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$96,500.00 \$0.00	(\$96,500.00) -100.00%
600700 Gas/Electricity	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$6,000.00	\$9,000.00	\$9,000.00	\$6,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$52,000.00 \$0.00	(\$52,000.00) -100.00%
600916 Technology	\$1,500.00	\$2,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$2,500.00	\$1,500.00	\$25,000.00 \$0.00	(\$25,000.00) -100.00%
614000 Trash Removal	\$20,250.00	\$20,250.00	\$20,250.00	\$20,250.00	\$20,250.00	\$20,250.00	\$20,250.00	\$20,250.00	\$20,250.00	\$20,250.00	\$21,750.00	\$21,750.00	\$246,000.00 \$0.00	(\$246,000.00) -100.00%

Vista Ridge Master Homeowners Association, Inc.
2025 - Budget Detail Report

Cash Balance Est 12/31/2024 \$19,769.92

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$160,632.50	\$1,927,590.00	(\$1,927,590.00)
Expense	\$125,262.86	\$131,112.86	\$129,276.86	\$142,572.86	\$173,645.76	\$187,345.76	\$206,010.26	\$198,060.26	\$184,787.36	\$135,024.36	\$145,895.36	\$168,595.44	\$1,927,590.00	\$1,927,590.00
Net	\$35,369.64	\$29,519.64	\$31,355.64	\$18,059.64	(\$13,013.26)	(\$26,713.26)	(\$45,377.76)	(\$37,427.76)	(\$24,154.86)	\$25,608.14	\$14,737.14	(\$7,962.94)		
Gain/Loss	\$35,369.64	\$64,889.28	\$96,244.92	\$114,304.56	\$101,291.30	\$74,578.04	\$29,200.28	(\$8,227.48)	(\$32,382.34)	(\$6,774.20)	\$7,962.94	\$0.00		
Cash	\$55,139.56	\$84,659.20	\$116,014.84	\$134,074.48	\$121,061.22	\$94,347.96	\$48,970.20	\$11,542.44	(\$12,612.42)	\$12,995.72	\$27,732.86	\$19,769.92		
More/Less	(\$55,139.56)	(\$84,659.20)	(\$116,014.84)	(\$134,074.48)	(\$121,061.22)	(\$94,347.96)	(\$48,970.20)	(\$11,542.44)	\$12,612.42	(\$12,995.72)	(\$27,732.86)	(\$19,769.92)	Position Different Expected by	\$0.00

VISTA RIDGE MASTER HOMEOWNERS' ASSOCIATION, INC.
FY2025 BUDGET

INCOME ACCOUNTS

Assessment (Homeowners)

This is based on assessments increasing from the current level of \$85.00 per unit per month, to \$90.00 per unit, per month. This is based on collecting 95% of homeowner assessments. There are 1,815 homes.

Late/Interest Fee

This is an estimate of the amount of late fees and interest fees added to homeowner accounts due to delinquent assessments.

Lien Fee Reimbursable

This is projected income based on historical trends from lien fees received by the Association.

Legal Collection Fee Reimbursable

This is projected income based on historical trends of the Legal Collections received by the Association.

Fines

This is projected income based on historical trends of fines received by the Association.

Clubhouse Rental

This is an estimate of the amount of income collected related to community center rentals. There was a lack of rentals in FY2020 and FY2021 due to the facility being shut down due to COVID.

Pool ID/Guest Pass

This is projected income based on historical trends on income collected for Pool ID's, Guest Passes and Affiliate Memberships.

EXPENSE ACCOUNTS

Water/Sewer

This is based on an estimate of the amount needed for common area water and sewer usage for the community. This is for irrigation and water use at the Community Center, Metro District non-potable water reimbursement as well as for hot tub and both the Community Center and Skyline swimming pools.

Gas/Electricity

This is based on an estimate of the amount needed for common area gas and electricity usage for the community. This is for the Community Center, hot tub, Community Center and Skyline pools, utilities, and irrigation.

Technology

This is based on an estimate of the amount needed for all technology fees. The current Comcast contract of \$333.00 a month is for cable, internet, and phone at the Community Center and at Skyline during the pool season. This includes telephone lines which includes the Community Center phones, security and elevator phone lines, pool phones and Community Center Managers cell phone. This also includes phones and internet service for May-September at the Skyline Pool. This also includes the

current contract with Integrated Systems for \$1,200.00 payable in June. The current contract runs from 06/30/2024 until 06/30/2025 and is for burglar, fire, and elevator alarms. Also included is the current Jonas Fitness contract for \$55.00 per month for technical support and services for the Community Center front desk and Skyline software, as well as any other technology costs for the association.

Administrative

This is based on an estimate of the amount needed for all administrative costs for the association. This fee includes copies, printing, filing and other similar administrative items as well as the monthly website maintenance fee. This also includes postage fees as well as an allowance of \$6,000.00 to complete the FY2024 taxes and to complete a FY2024 audit. This also includes A/R Processing Fees. A fee of \$25.00 per delinquent account per month is charged for processing delinquent accounts, chargeable the month in which the account becomes one month or more delinquent. Reimbursement to the Association occurs when payment from the delinquent homeowners' results in resolution of the account. This also includes Lien Processing Fees. A fee of \$100.00 is charged for the filing and release of liens on the assessment collections process. The charge is added to the homeowner's account, but initially paid by the Association. Reimbursement to the Association occurs when the payment from the delinquent homeowner is made.

Office Equipment Lease

This is based on an estimate of the amount needed for office equipment lease which is currently with Canon printers and includes an average of \$400.00 a month for copies made. This is for the lease of the equipment, maintenance, supplies, repairs and copies.

Insurance

This is based on the actual policy premium that was will be paid in December FY2024 for a policy running from December 2024 to December 2025 with an anticipated 10% increase for the FY2025 premium payable the last month of the year. This is for liability, property and casualty, Directors, and Officers (D&O), umbrella coverage and Workers Compensation. The bill for FY2020 was late and was not paid until FY2021 which made the price look off for FY2021 and this also occurred for a bill for FY2023 that was late as was not paid until FY2024. Crime coverage is paid for in March. The crime policy runs from March 2024 to February 2025.

Management

This is based on the approved three-year management contract for \$13,000.00 per month for FY2023, \$13,400.00 per month for FY2024 and \$13,700.00 per month for FY2025. This contract is renewed 1/1/2026 and the fee is based on a 3% increase upon renewal. This cost also includes the salary for the Community Center Manager.

Legal Fees

This is based on an estimate of the amount needed for legal fees for the association. This is for general legal expenses, and expenses directly related to assessment collection. The collection expense is assessed to the homeowner's account, but initially paid by the Association. The Association is reimbursed when the amount due is paid.

Grounds Maintenance

This is based on the current three-year contract with Schultz Industries for the 2022-2025 season, with an anticipated 7% increase in fees when the contract is renewed. The agreement includes weekly mowing and trash removal, irrigation monitoring, weeding, pruning, leaf removal and aeration. This contract is renewed 10/1/2025.

Fertilization/Weed/Insect

This is based on the current three-year contract with Schultz Industries for the 2022-2025 season, with an anticipated 7% increase in fees when the contract is renewed. Fertilization/Weed/Insect is paid March through September. This contract renews 10/1/2025.

Tree/Shrub/Plant Replacement

This is based on an estimate of the amount needed for common area tree and shrub maintenance and removals and replacements. This is a discretionary amount for the removal and addition of new plant materials.

Grounds Repair- Sprinkler

This is based on an estimate of the amount needed for common area sprinkler maintenance and repairs. This is for repairs to the irrigation system performed at an hourly rate.

Grounds Repair- Other

This is based on an estimate of the amount needed for common area grounds maintenance and repairs that are not specifically related to sprinkler repairs. This is for miscellaneous ground repairs; and pet waste pick up supplies. This also includes costs for minor tot lot repairs as well as vandalism costs. This also includes \$5,000.00 for the sprinkler system air cards payable in July.

Golf Course Expenses

This is based on an estimate of the amount needed for golf course reimbursement expenses as the HOA has a cost sharing agreement with the Golf Course. This includes a quarterly billing from the Golf Course for irrigation expenses at the Community Center, \$165.00 per quarter reimbursement for parking lot lighting, trash and miscellaneous expenses typically paid in February, May, August, and November. This also includes a percentage of expenses associated with the shared grounds, which is reimbursed to the Golf Course twice a year in February and November. This also includes any legal expenses directly related to the Golf Course and the HOA. Bills are paid as they are received by the Golf Course.

Trash Removal

This is based on the current contract with Waste Connections. Current price is \$11.34 per home per month and increases to \$12.03 per home per month starting November 1, 2025. This is for trash and recycling for homeowners and for the Community Center. This also includes \$230.00 per month to empty the roll off at the Skyline pool and a once per year large item pick-up billed to the HOA at \$100.00 per truck, per hour. This contract is renewed 11/1/2027.

Lighting Maintenance

This is based on an estimate of the amount needed for lighting maintenance in the parking lots and at the Community Center.

Pest Control

This is based on an estimate of the amount needed for common area pest control treatments. The current contract with Presto X is for \$121.00 per month, which also includes extra maintenance and vole treatment which is paid March through October at \$329.00 additional per month. This is for monthly pest and rodent control at the Community Center and at Skyline.

Snow Removal

This is based on an estimate of the amount needed for common area snow removal. This includes snow removal at the Community Center and along walkways in the tot lots.

Door Mats

This is based on an estimate of the amount needed for common area door mats. The current contract is with Main Street Mats which averages about \$302.00 per month, with an anticipated increase of 5.75% upon renewal in April. This is for bi-monthly cleaning of the door mats.

Janitorial

This is based on an estimate of the amount needed for common area janitorial costs. The current contract is with City Wide Maintenance for \$1,171.00 per month for January through June and \$1,705.00 per month for July through December. This is for general cleaning of the Community Center and of the Skyline pool facility during the pool season. This also includes annual carpet and tile cleaning of the Community Center in spring and fall for \$1,750.00 per cleaning. This also includes \$2,100.00 per year for washing of all the outside windows and doors at \$400.00 per cleaning and two interior window washings each year at \$650.00 per cleaning.

Elevator Maintenance & Repairs

This is based on an estimate of the amount needed for common area elevator maintenance and repairs. The current elevator contract is with Kone for \$231.87 per month with an anticipated 3.2% increase upon renewal in February. This also includes \$85.00 in June for an annual elevator certificate of operation inspection and \$125.00 per month for any repairs needed to the elevator.

HVAC Maintenance & Repairs

This is based on an estimate of the amount needed for common area HVAC maintenance and repairs. The current contract is with Bush Mechanical for \$857.00 per quarter. This is for ongoing routine testing and maintenance to the Community Center's heating and cooling system and includes an allowance for any repairs made at an hourly rate outside of the maintenance contract.

Pool Lifeguarding

This is based on an estimate of the amount needed for common area pool maintenance and lifeguarding costs. The Board has not approved a 2025 spa maintenance, Skyline pool maintenance and Community Center pool maintenance and lifeguarding contracts yet. This is for lifeguarding and maintenance of the Community Center pool, maintenance of the Skyline Pool and maintenance of the hot tub. The pricing also includes the costs to winterize both the Community Center and Skyline pools as well as the cost to have extended pool opening hours.

Pool Chemicals

This is an estimate of the amount needed for common area pool chemicals for the Community Center and Skyline Pool and hot tub.

Pool Repairs

This is based on an estimate of the amount needed for common area pool repairs. This includes miscellaneous repairs made to the Community Center, Skyline Pool, and spa repairs at an hourly rate.

Pool Supplies

This is based on an estimate of the amount needed for any needed pool supplies for the Community Center and Skyline pool as well as the hot tub.

Clubhouse Supplies

This is based on an estimate of the amount needed for the Community Center and Skyline facility supplies.

Clubhouse Repairs

This is based on an estimate of the amount needed for common area clubhouse repairs and maintenance. This is for minor repairs to the Community Center and for power washing of the Community Center in the spring as well as for window washing.

Tennis Court Maintenance/Repair

This is based on an estimate of the amount needed for common area tennis court maintenance and repairs. This is also for installation and removal of windscreens in the spring and fall.

Exercise Equipment Maintenance & Repairs

This is based on an estimate of the amount needed for common area exercise equipment maintenance and repairs. The current contract is with Fitness Tech for \$250.00 per quarter. This is for ongoing routine maintenance of the exercise equipment. This also includes an allowance for any repairs needed to the exercise equipment during the quarterly maintenance inspections.

Payroll- Onsite

This is based on onsite payroll expenses excluding the Community Center Managers pay as that is included in the management fee with MSI. This includes Board approved increases in 2025 pay. This also includes any payroll taxes, MSI payroll fees, insurance, and 401K match.

Employee Development

This is based on an estimate of the amount needed for employee development courses and employee appreciation, employee events and activities.

Social Activities

This is based on an estimate of the amount needed for common area Social Activities throughout the Community Center and Community.

Transfer to Reserves

This is based on the updated twenty-year reserve plan. This plan projects the future needs for capital improvements or major non-annual recurring expenses.

Miscellaneous

This is based on an estimate of the amount needed for any miscellaneous expenses. This is for any items that are not a regularly budgeted item.

Vista Ridge Reserve Spending 2025

Expense Category	Budgeted Amount	Actual Expense	Amount Left
Asphalt Sealcoat and Crack, Clubhouse Parking Lot	\$8,915.00	\$0.00	\$8,915.00
Concrete Walkways - Remove and Replace	\$100,000.00	\$0.00	\$100,000.00
Steel Structure Pavillions - Prep and Repaint	\$32,194.00	\$0.00	\$32,194.00
Pet Waste Disposal Stations - Remove and Replace	\$20,914.00	\$0.00	\$20,914.00
Backflow Preventers - Remove and Replace	\$29,717.00	\$0.00	\$29,717.00
Landscaping Major Improvements	\$400,000.00	\$0.00	\$400,000.00
Community Center & Skyline Pool Pumps - Refurbish	\$33,481.00	\$0.00	\$33,481.00
Skyline Pool Locker Room Repairs/Upgrades	\$100,000.00	\$0.00	\$100,000.00
Community Center & Skyline Pool Lifeguard Chair/Umbrella - Replace	\$6,696.00	\$0.00	\$6,696.00
Skyline Awning Canvas - Replace	\$9,262.00	\$0.00	\$9,262.00
Skyline Asphalt Re-Roof	\$20,892.00	\$0.00	\$20,892.00
Hardboard Lap Siding Remove and Replace	\$22,684.00	\$0.00	\$22,684.00
Community Center and Skyline Doors - Replace	\$23,470.00	\$0.00	\$23,470.00
Skyline Interior/Exterior - Repaint	\$7,243.00	\$0.00	\$7,243.00
Elevator Repairs	\$48,268.00	\$0.00	\$48,268.00
Membership Management Software	\$8,640.00	\$0.00	\$8,640.00
Volleyball Court Refurbish	\$7,323.00	\$0.00	\$7,323.00
Playgrounds, Replace Structures & Pads	\$250,000.00	\$0.00	\$250,000.00
Other Contingency	\$3,000.00	\$0.00	\$3,000.00
Total Expenses	\$1,132,699.00	\$0.00	\$1,132,699.00
Anticipated Beginning Balance in Reserves for 2025		\$1,265,758.00	
Anticipated Added to Reserves in 2025		\$561,430.00	
Anticipated Interest Earned from Investments		\$6,328.00	
Anticipated Expenses in 2025		\$1,132,699.00	
Anticipated reserve balance at the end of 2025		\$700,817.00	

	C	D	E	F	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX					
1	Vista Ridge Master Homeowners Association, Inc.																																		
2	Twenty Year Reserve Plan																									2024 Budget					Revised: 9/3/24				
3	Item	Measurement	Base Cost	Estimated Frequency of Item (years)	Fiscal Year																								Year Next Event Scheduled	Amount of Next Expense					
4					Actual 2021	Actual 2022	Actual 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044							
5	42" Rail Fence - Replace	7,810 lf	65,596	20						>>>			178,273																2049	390,617					
6	42" Rail Fence - Repaint	7,810 lf	8,916	5	29,280					>>>			19,584					23,827					28,989					35,270	2049	42,911					
7	Asphalt seal coat and crack, Clubhouse Parking	50,250 sf	7,200	4	7,200			18,735	8,915				10,429				12,201				14,273				16,698				2045	19,534					
8	Asphalt mill and overlay, Clubhouse Parking	50,250 sf	138,188	20			>>>							208,177															2050	456,140					
9	Asphalt seal coat and crack, replace damaged sections, 2nd pool parking lot	20,000 sf		4		>>>		28,971				33,892			39,648				46,383					54,262				63,478	2048	74,261					
11	Asphalt mill and overlay, 2nd pool parking lot	20,000 sf	55,000	20			>>>	65,483																			143,480	2064	314,383						
15	Asphalt Striping, Clubhouse & Skyline		2,120	2		>>>		2,953		3,194		3,454		3,736		4,041		4,371		4,727		5,113		5,530		5,982		6,470	2046	6,998					
16	Concrete curbing, remove and replace, clubhouse	2,150 lf		10		>>>		>>>		18,078										26,759									2046	39,611					
17	Concrete curbing, remove and replace, Skyline			10		>>>		10,446										15,463									22,889	2054	33,881						
18	Concrete walkways, remove and replace	76,800 sf	21,926	5	146,239				100,000					38,641					47,013					57,198					2045	69,590					
19	Community Center Concrete Pool Deck - Remove/Replace	15,300 sf	225,000	5	581,958										39,168					47,654					57,979				2046	70,540					
20	Skyline Pool Concrete Pool Deck - Remove/Replace		100,000					>>>		>>>				126,532																					
21	Steel Structure Pavilions, prep and repaint	9 ea		5					32,194					39,168					47,654					57,979					2045	70,540					
22	Metal Benches, remove and replace	41 ea	105,000	5/25	>>>		>>>			105,000																			2051	360,456					
23	Metal Tables, remove and replace	32 ea	100,000	5/25		>>>		>>>			100,000																		2052	330,577					
24	Metal Trashcans, remove and replace	31 ea	32,081	5/25																									2045	90,520					
25	Pet Waste disposal stations, remove and replace	19 ea	16,240	5					20,914					25,444					30,957					37,664					2045	45,824					
26	Irrigation Control Timers, remove and replace	14 electric & 1 solar	39,330	8	>>>	39,330	42,836							54,861							72,194						95,002	2052	130,017						
27	Backflow Preventers, remove and replace	16 ea	24,000	20			>>>		29,717																				2045	65,114					
28	Landscaping - Major Improvements			1	110,058	96,199	38,546	400,000	400,000	400,000																									
30	Drainage Repairs & Improvements				42,313	5,226	4,630	170,876																											
31	Community Center & Skyline Pool Heater/Boiler - Replace	2 ea	76,208	10									90,000									176,738						2049	261,616						
32	Community Center & Skyline Pool Boiler Burners - Repair		4,032	4			>>>	5,841				6,833			7,993					9,351				10,939				12,797	2048	14,971					
33	Community Center & Skyline Pool Filters, replace	5 ea		15			>>>		>>>	123,531															222,473			2056	400,661						
36	Community Center and Skyline Pool Filter - Replace Sand		10,000	5					>>>	13,928					16,946					20,617						25,084		2046	30,518						
37	Community Center and Skyline Pool Pumps, refurbish	5 ea	25,000	2			>>>		33,481		36,213		39,168		42,365		45,822		49,561		53,605		57,979			62,710		67,827	2045	73,362					
38	Community Center and Skyline Pool Pumps, replace	5 ea	25,572	12									43,333												69,378			2053	111,076						
39	Community Center and Skyline Pool Chlorinators - Replace	3 ea	15,000	10			>>>	18,573										27,493									40,696	2054	60,240						
40	Community Center and Skyline Pool UV Filters - Cleaning		10,000				>>>	14,000																											
41	Community Center Pool Water Features		105,708		95,475	10,233																													
42	Community Center Pool Coping - Repair/Replace		55,000		41,983																														
43	Community Center and Skyline Electrical Repairs/Upgrades		25,000			>>>	4,922	10,000																											
44	Skyline Pool Locker Room Repairs/Upgrades		100,000				>>>		100,000																										
45	Community Center Hot Water Heaters, remove and replace	2 ea	23,095	15												36,000													n/a						
48	Hot Water heater,Skyline, remove and replace	1 ea		15			>>>			15,000															18,000				n/a						
49	Community Center and Skyline Pool Mastic - Replace		8,000	3	>>>	>>>			>>>	12,052				13,557		15,249			17,154			19,295				21,705		24,415	2047	27,463					
50	Community Center and Skyline Pool Lifeguard Chair/Umbrella - Replace		5,000	5			>>>		6,696					8,147					9,912					12,060					2045	14,672					
51	Skyline Pool Lap Lane Markers - Replace		5,000	3		>>>			>>>	5,000				5,624		6,327			7,117			8,005				9,005		10,129	2047	11,394					
52	Community Center and Skyline Pool Cover, replace		30,000	8	>>>		32,610		>>>					52,871							72,358								2046	99,026					
54	Community Center Play Structure/Slide Pumps / Jets - Replace																																		
55	Community Center Play Structure/Slide, refurbish		17,535	5	>>>				>>>	13,928					16,946						20,617					25,084			2046	30,518					
56	Community Center Play Structure/Slide, replace		115,721	15	84,692	31,029														204,245									2051	367,834					
58	Community Center Pool Play Structure/Slide - Repaint		10,100	3	>>>				>>>	14,630				16,457		18,512			20,823			23,423				26,348		29,638	2047	33,339					
59	Community Center, Skyline and Spa Pool, resurface		115,000	10	116,876										77,626										114,906				2051	170,089					
63	Community Center Spa Heater, Filter, Pumps - General Repair	3,138 (07)	5,000	2	6,375		>>>	9,647		10,434		11,285		12,206		13,202		14,279		15,444		16,705		18,068		19,542		21,137	2046	22,862					
69	Community Center and Skyline Shade Structures, replace		10,000	7		>>>		>>>		13,908						18,302							24,084						2047	31,692					
72	Community Center & Skyline Pool Furniture, replace		14,825	1	>>>																			37,187					2050	55,046					
73	Pool Remodel					30,168	6,178																												
74	Skyline Awning Canvas, replace		6,650	5			>>>	>>>	9,262					11,269					13,710						16,681				2045	20,295					
75	Community Center and Skyline Metal Pool Fence, replace	950 lf	28,500	30												48,296													2063	156,642					
76	Community Center and Skyline Metal Pool Fence, repaint	950 lf	2,200	5			>>>		>>>		3,314					>>>						5,102					6,208		2048	7,552					
91	Community Center, Reroof	8800 sf	32,926	20																	76,361								2058	167,316					
92	Skyline, asphalt - Reroof	2700 sf		20		>>>			20,892																				2045	45,778					
93	Gutters and Downspouts, remove and replace	520 lf		20																	11,596								2058	25,408					

Vista Ridge Master Homeowners Association, Inc.

2025 Annual Budget Report

Accounts	2025 Budget	2024 Budget	2023 Budget	2022 Budget
Income:				
400000 - Assessments - Owners	\$1,862,190.00	\$1,758,735.00	\$1,655,280.00	\$1,613,676.00
410000 - Interest - Operating Fund	\$0.00	\$6.00	\$12.00	\$24.00
420000 - Late/Interest Fee	\$3,600.00	\$3,600.00	\$5,100.00	\$4,500.00
420010 - Lien Fee Reimbursable	\$600.00	\$1,000.00	\$2,400.00	\$2,400.00
420015 - Legal Collection Fee Reimbursable	\$18,000.00	\$18,000.00	\$24,000.00	\$21,600.00
420030 - Fines	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
420033 - Posting Fees	\$0.00	\$1,200.00	\$2,400.00	\$0.00
460090 - Clubhouse Rental Fees	\$24,000.00	\$24,000.00	\$18,000.00	\$9,000.00
460400 - Pool ID/Guest Pass	\$18,000.00	\$18,000.00	\$12,000.00	\$7,500.00
460510 - Snack Bar	\$0.00	\$0.00	\$250.00	\$250.00
460520 - Social Activities	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
460290 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00
Total Income:	\$1,927,590.00	\$1,826,941.00	\$1,721,842.00	\$1,661,974.00

Expense:				
600200 - Water/Sewer	\$96,500.00	\$93,500.00	\$104,000.00	\$100,000.00
600700 - Gas/Electricity	\$52,000.00	\$50,000.00	\$48,000.00	\$45,000.00
600916 - Technology	\$25,000.00	\$21,400.00	\$20,600.00	\$20,100.00
602000 - Administrative	\$20,000.00	\$20,000.00	\$18,000.00	\$18,000.00
602071 - Posting Fees	\$0.00	\$1,200.00	\$2,400.00	\$0.00
602090 - Office Equipment Lease	\$4,800.00	\$4,500.00	\$6,000.00	\$6,600.00
603000 - Insurance	\$44,500.00	\$34,400.00	\$28,050.00	\$25,500.00
605000 - Management	\$164,400.00	\$160,800.00	\$155,052.00	\$150,540.00
606000 - Legal	\$18,000.00	\$18,000.00	\$24,000.00	\$24,000.00
607000 - Grounds Maintenance	\$75,875.00	\$70,920.00	\$66,280.00	\$50,795.00
607100 - Fertilization/Weed/Insect Control	\$7,945.00	\$6,937.00	\$6,482.00	\$4,893.00
607220 - Tree/Shrub/Plant Replacement	\$15,000.00	\$12,000.00	\$12,000.00	\$12,000.00
607400 - Grounds Repairs - Sprinklers	\$28,000.00	\$26,000.00	\$16,000.00	\$15,000.00
607410 - Grounds Repairs - Other	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
610011 - Golf Course Expenses	\$25,000.00	\$23,000.00	\$23,500.00	\$23,500.00
614000 - Trash Removal	\$246,000.00	\$234,564.00	\$223,237.00	\$217,110.00
615000 - Lighting Maintenance	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
620000 - Pest Control	\$4,084.00	\$4,084.00	\$3,774.20	\$3,112.00
621000 - Snow Removal	\$18,000.00	\$16,000.00	\$15,000.00	\$15,000.00
625320 - Door Mats	\$3,777.00	\$3,573.00	\$3,300.00	\$3,000.00
625500 - Janitorial	\$23,996.00	\$22,856.00	\$19,984.00	\$19,268.00
625810 - Elevator Maintenance & Repairs	\$7,200.00	\$4,285.00	\$4,072.00	\$3,966.00
625915 - HVAC Maintenance & Repairs	\$7,200.00	\$6,000.00	\$4,960.00	\$3,280.00

640010 - Pool Lifeguarding	\$145,000.00	\$133,000.00	\$95,000.00	\$105,350.00
640030 - Pool Chemicals	\$21,000.00	\$17,500.00	\$17,000.00	\$14,000.00
640035 - Pool Repairs	\$10,000.00	\$7,500.00	\$7,800.00	\$7,800.00
640040 - Pool Supplies	\$2,400.00	\$2,500.00	\$2,500.00	\$2,500.00
650030 - Clubhouse Supplies	\$18,000.00	\$18,000.00	\$20,000.00	\$21,000.00
650040 - Clubhouse Repairs	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
650500 - Tennis Court Maintenance & Repairs	\$1,200.00	\$2,000.00	\$2,000.00	\$2,000.00
650810 - Exercise Equipment Maintenance & Repairs	\$4,400.00	\$3,000.00	\$2,440.00	\$2,300.00
651000 - Payroll - Onsite	\$205,483.00	\$193,094.00	\$183,322.00	\$168,408.00
651730 - Employee Development	\$3,000.00	\$2,700.00	\$3,900.00	\$4,800.00
655000 - Social Activities	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
660000 - Transfer to Reserves	\$561,430.00	\$545,226.00	\$514,707.00	\$504,752.00
680000 - Miscellaneous	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Total Expense:	\$1,927,590.00	\$1,826,939.00	\$1,721,760.20	\$1,661,974.00

Budget Difference:	\$0.00	\$2.00	\$81.80	\$0.00
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VISTA RIDGE MASTER HOMEOWNERS ASSOCIATION, INC.

FY2025 Budget

PROJECTED INCOME

Assessment Level:	90.00	per unit per month.
Working Capital:	390.00	per closing
Total Units:	1,815	annexed as of year end FY2024
Homeowner Units:	1,815	as of year end FY2024
Declarant/Builder Units:	-	as of year end FY2024
Total Units:	1,815	annexed as of year end FY2024

Month	Expected Closings	HO Units	Homeowner Income	Declarant Units	Declarant Income Billed	Anticipated HO Income @ 95%	Anticipated Bldr Income @ 100%
January	-	1,815	163,350	-	-	\$155,183	\$0
February	-	1,815	163,350	-	-	\$155,183	\$0
March	-	1,815	163,350	-	-	\$155,183	\$0
April	-	1,815	163,350	-	-	\$155,183	\$0
May	-	1,815	163,350	-	-	\$155,183	\$0
June	-	1,815	163,350	-	-	\$155,183	\$0
July	-	1,815	163,350	-	-	\$155,183	\$0
August	-	1,815	163,350	-	-	\$155,183	\$0
September	-	1,815	163,350	-	-	\$155,183	\$0
October	-	1,815	163,350	-	-	\$155,183	\$0
November	-	1,815	163,350	-	-	\$155,183	\$0
December	-	1,815	163,350	-	-	\$155,183	\$0
TOTAL	-		1,960,200		-	\$1,862,190	\$0

Budget is based on 95% of Homeowners Assessments being collected

Vista Ridge Master Homeowners Association, INC.

Board Approved				
	2025 Monthly/Hourly Pay	2025 Proposed Budgeted Increase	2024 Monthly/Hourly Pay	
George (FT) - Annual	\$26.00	4.0%	\$25.00	40 hours a week
Keith (PT) - Annual	\$18.00	5.9%	\$17.00	24 hours a week
Laura (PT) - Annual	\$18.00	5.9%	\$17.00	14 hours a week
Emma (PT) - Annual	\$16.00	6.7%	\$15.00	11 hours a week
Olivia (PT) - Annual	\$16.00	6.7%	\$15.00	10 hours a week
Nick (PT) - Annual	\$16.00	6.7%	\$15.00	10 hours a week
Ellie (PT) - Annual	\$14.81	2.7%	\$14.42	7 hours a week
Kristen (PT) - Annual	\$17.00	3.0%	\$16.50	5 hours a week
Alex (PT) - Annual	\$18.00	5.9%	\$17.00	5 hours a week
Heather (PT) - Annual	\$18.00	5.9%	\$17.00	5 hours a week
Maryn (PT) - Seasonal	\$16.00	6.7%	\$15.00	32 hours a week
Skye (PT) - Seasonal	\$16.00	6.7%	\$15.00	17 hours a week
Mylie (PT) - Seasonal	\$14.81	2.7%	\$14.42	13 hours a week
Madelyn (PT) - Seasonal	\$14.81	2.7%	\$14.42	12 hours a week
Brooklyn (PT) - Seasonal	\$14.81	2.7%	\$14.42	10 hours a week
Cash (PT) - Seasonal	\$14.81	2.7%	\$14.42	10 hours a week
Naya (PT) - Seasonal	\$14.81	2.7%	\$14.42	8 hours a week
Liberty (PT) - Seasonal	\$14.81	2.7%	\$14.42	8 hours a week
Danika (PT) - Seasonal	\$14.81	2.7%	\$14.42	8 hours a week
Steve (Maintenance Personel)	\$19.00	0.0%	\$19.00	4 hours a week

January - April and September - December Payroll \$14,715.95

May - August Payroll \$21,938.84

Total Budgeted Payroll for January through December \$205,483.00
 (This includes MSI 12% Fee, Estimated Payroll Taxes, 401K Match & Insurance)