

VISTA RIDGE MASTER HOMEOWNERS ASSOCIATION, INC.

FY2026 BUDGET

FINAL RATIFIED
December 1, 2025

This budget is based on assessments increasing from the current level of \$90.00 per unit per month to \$93.00 per unit per month.

Assessments are paid monthly.

**Prepared by
MSI, LLC
Holly Dennis**

Vista Ridge Master Homeowners Association, Inc.														
Top line is budget													Cash Balance Est 12/31/2024	
Bottom line is actual													Cash Balance Act 12/31/2024	
Budget Projection Report														
Prepared on: 11/7/2025														
Cash Balance Act 12/31/2024														
\$49,985.22														
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	\$4,800.07
Administrative	\$6,159.85	\$3,184.79	\$1,528.10	\$1,981.78	\$2,025.06	\$1,155.53	\$1,627.98	\$1,326.14	\$1,229.70	\$81.14	\$3,000.00	\$1,500.00	\$24,800.07	24.00%
602090	\$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	\$310.14
Office Equipment Lease	\$351.05	\$474.41	\$346.02	\$416.86	\$387.99	\$478.50	\$446.69	\$406.16	\$404.60	\$397.86	\$500.00	\$500.00	\$5,110.14	6.46%
603000	\$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	\$21,215.10
Insurance	\$10,308.10	(\$443.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,850.00	\$65,715.10	47.67%
Building Maintenance/Repairs														
625320	\$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	(\$73.21)
Door Mats	\$291.26	\$145.63	\$436.89	\$291.26	\$291.26	\$291.26	\$436.89	\$291.26	\$291.26	\$336.82	\$300.00	\$300.00	\$3,703.79	-1.94%
625500	\$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	(\$5.80)
Janitorial	\$2,616.00	\$0.00	\$1,790.00	\$1,340.00	\$1,535.20	\$2,576.00	\$4,581.00	\$2,331.00	\$1,881.00	\$1,340.00	\$2,000.00	\$2,000.00	\$23,990.20	-0.02%
625810	\$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	(\$524.03)
Elevator Maintenance & Repai	\$360.24	\$2,165.36	\$353.63	\$311.63	\$42.00	\$723.70	\$858.52	\$395.63	\$353.63	\$311.63	\$400.00	\$400.00	\$6,675.97	-7.28%
625915	\$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	(\$2,829.00)
HVAC Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,657.00	\$0.00	\$0.00	\$857.00	\$0.00	\$0.00	\$857.00	\$4,371.00	-39.29%
650027	\$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	\$0.00
Clubhouse Elevator Maintenan	\$58.44	\$0.00	\$0.00	\$0.00	\$0.00	(\$58.44)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
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	(\$25.32)
Clubhouse Supplies	\$1,483.76	\$844.34	\$1,251.10	\$204.78	\$358.38	\$1,538.58	\$1,560.50	\$3,355.60	\$1,150.96	\$226.68	\$3,000.00	\$3,000.00	\$17,974.68	-0.14%
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	\$2,905.50
Clubhouse Repairs	\$0.00	\$0.00	\$437.50	\$0.00	\$0.00	\$3,110.00	\$0.00	\$14,930.00	\$0.00	(\$14,572.00)	\$5,000.00	\$0.00	\$8,905.50	48.43%
650810	\$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	(\$1,571.30)
Exercise Equipment Maintenan	\$259.95	\$29.95	\$29.95	\$239.95	\$29.95	\$196.55	\$29.95	\$1,002.55	\$29.95	\$29.95	\$750.00	\$200.00	\$2,828.70	-35.71%
Expense														
602080	\$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	\$1,700.00
Lien Processing Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,700.00	\$0.00	\$0.00	\$1,700.00	0.00%
Grounds Maintenance/Repairs														
607000	\$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	(\$2,248.21)
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	\$5,283.79	\$8,272.00	\$4,136.00	\$73,626.79	-2.96%
607100	\$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	(\$518.00)
Fertilization/Weed/Insect Co	\$0.00	\$0.00	\$1,061.00	\$1,061.00	\$1,061.00	\$1,061.00	\$1,061.00	\$1,061.00	\$1,061.00	\$0.00	\$0.00	\$0.00	\$7,427.00	-6.52%
607220	\$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	\$2,265.15
Tree/Shrub/Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,548.73	\$497.78	\$0.00	\$0.00	\$15,218.64	\$0.00	\$0.00	\$17,265.15	15.10%
607400	\$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	\$463.47
Grounds Repairs - Sprinklers	\$0.00	\$1,591.00	\$375.00	\$5,345.19	\$0.00	\$0.00	\$2,287.84	\$1,794.42	\$1,223.66	\$13,846.36	\$2,000.00	\$0.00	\$28,463.47	1.66%
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	\$14,124.16
Grounds Repairs - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,465.93	\$0.00	\$22,658.23	\$5,000.00	\$5,000.00	\$34,124.16	70.62%
610011	\$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	(\$1,384.43)
Golf Course Expenses	\$0.00	\$3,965.88	\$0.00	\$2,147.70	\$0.00	\$0.00	\$0.00	\$4,501.99	\$0.00	\$0.00	\$13,000.00	\$0.00	\$23,615.57	-5.54%
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	\$177.82
Pest Control	\$0.00	\$0.00	(\$1.00)	\$0.00	\$1,880.76	\$0.00	\$132.90	\$494.02	\$0.00	\$855.14	\$450.00	\$450.00	\$4,261.82	4.35%
621000	\$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	\$3,923.30
Snow Removal	\$8,158.30	\$3,165.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$21,923.30	21.80%
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	\$7,008.58
Social Activities Expense	\$3,874.47	\$565.89	\$4,877.77	\$0.00	\$5,137.93	\$2,207.57	\$2,740.67	\$6,303.43	\$6,796.70	\$4,754.15	\$4,750.00	\$5,000.00	\$47,008.58	17.52%
655020	\$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	\$450.00
Community Center Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$0.00	\$450.00	0.00%
660000	\$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	\$29,428.34
Transfer to Reserves	\$46,785.83	\$46,785.83	\$46,785.83	\$46,785.87	\$46,785.79	\$169,785.83	\$46,785.83	\$46,785.83	\$0.00	\$0.00	\$46,785.83	\$46,785.87	\$590,858.34	5.24%
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	(\$480.00)
Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00	\$0.00	\$500.00	\$0.00	\$720.00	-40.00%
Payroll & Employee Benefits														
651000	\$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	(\$13,191.34)
Payroll - Onsite	\$12,600.74	\$13,916.02	\$12,546.04	\$14,178.19	\$13,972.67	\$23,096.06	\$24,151.13	\$24,473.39	\$9,338.64	\$14,018.78	\$15,000.00	\$15,000.00	\$192,291.66	-6.42%

Vista Ridge Master Homeowners Association, Inc.

Top line is budget

Budget Projection Report

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

Bottom line is actual

Prepared on: 11/7/2025

Cash Balance Act 12/31/2024
\$49,985.22

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
651730	\$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	(\$223.40)
Employee Development	\$0.00	\$0.00	\$57.44	\$0.00	\$31.13	\$44.23	\$57.68	\$86.12	\$0.00	\$0.00	\$1,250.00	\$1,250.00	\$2,776.60	-7.45%
Pool Maintenance/Repairs														
640010	\$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	(\$6,036.74)
Pool Lifeguarding	\$1,190.00	\$0.00	\$4,350.00	\$680.00	\$0.00	\$12,880.50	\$37,073.13	\$0.00	\$69,434.63	\$8,355.00	\$5,000.00	\$0.00	\$138,963.26	-4.16%
640030	\$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	(\$494.31)
Pool Chemicals	(\$2,255.62)	\$2,255.62	\$7,650.00	\$0.00	\$0.00	\$1,713.17	\$0.00	\$8,390.68	\$0.00	\$2,751.84	\$0.00	\$0.00	\$20,505.69	-2.35%
640035	\$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	\$32,368.56
Pool Repairs	\$6,092.19	\$1,350.00	\$0.00	\$0.00	\$0.00	\$4,130.98	\$0.00	\$20,432.15	\$8,164.15	\$2,199.09	\$0.00	\$0.00	\$42,368.56	323.69%
640040	\$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	(\$140.32)
Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$190.00	\$793.22	\$180.35	\$596.11	\$0.00	\$500.00	\$0.00	\$2,259.68	-5.85%
650500	\$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	(\$600.00)
Tennis Court Maintenance & R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$600.00	-50.00%
Professional Fees														
605000	\$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
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%
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	(\$11,482.50)
Legal	\$552.50	\$525.00	\$525.00	\$595.00	\$1,500.00	\$1,225.00	\$0.00	\$0.00	\$0.00	\$595.00	\$500.00	\$500.00	\$6,517.50	-63.79%
Utilities														
600200	\$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	(\$4,337.21)
Water/Sewer	\$676.23	\$740.65	\$785.86	\$755.72	\$889.67	\$4,396.89	\$8,518.15	\$19,699.88	\$25,101.14	\$22,598.60	\$5,000.00	\$3,000.00	\$92,162.79	-4.49%
600700	\$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	\$4,078.19
Gas/Electricity	\$2,643.31	\$2,795.35	\$2,629.97	\$2,232.92	\$2,320.99	\$7,258.82	\$8,828.84	\$7,366.18	\$7,902.84	\$6,098.97	\$3,000.00	\$3,000.00	\$56,078.19	7.84%
600916	\$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	(\$711.92)
Technology	\$715.14	\$3,664.47	\$2,712.68	\$1,382.49	\$766.30	\$2,522.10	\$4,167.13	\$2,188.93	\$2,149.16	\$1,019.68	\$1,500.00	\$1,500.00	\$24,288.08	-2.85%
614000	\$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	\$1,613.00
Trash Removal	\$20,237.25	\$20,237.25	\$20,237.25	\$20,237.25	\$20,477.10	\$20,495.45	\$20,395.45	\$20,395.45	\$20,395.45	\$20,836.20	\$21,834.45	\$21,834.45	\$247,613.00	0.66%

Vista Ridge Master Homeowners Association, Inc.

Budget Projection Report

Prepared on: 11/7/2025

Top line is budget

Bottom line is actual

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

Cash Balance Act 12/31/2024 \$49,985.22

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	\$111,459.95
	\$179,383.98	\$177,808.94	\$139,807.69	\$242,433.77	\$155,775.83	\$117,419.42	\$126,944.04	\$222,714.39	\$179,058.84	\$158,998.51	\$169,354.52	\$169,350.02	\$2,039,049.95	5.78%
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	(\$79,754.34)
	\$140,587.99	\$125,388.44	\$128,795.03	\$121,345.59	\$120,651.18	\$286,383.01	\$188,190.28	\$210,816.09	\$179,739.58	\$145,091.55	\$168,792.28	\$191,563.32	\$2,007,344.34	-4.14%
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)		
	\$38,795.99	\$52,420.50	\$11,012.66	\$121,088.18	\$35,124.65	(\$168,963.59)	(\$61,246.24)	\$11,898.30	(\$680.74)	\$13,906.96	\$562.24	(\$22,213.30)		
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		
	\$38,795.99	\$91,216.49	\$102,229.15	\$223,317.33	\$258,441.98	\$89,478.39	\$28,232.15	\$40,130.45	\$39,449.71	\$53,356.67	\$53,918.91	\$31,705.61		
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		Position
Balance	\$88,781.21	\$141,201.71	\$152,214.37	\$273,302.55	\$308,427.20	\$139,463.61	\$78,217.37	\$90,115.67	\$89,434.93	\$103,341.89	\$103,904.13	\$81,690.83		Different
More/Less	\$33,641.65	\$56,542.51	\$36,199.53	\$139,228.07	\$187,365.98	\$45,115.65	\$29,247.17	\$78,573.23	\$102,047.35	\$90,346.17	\$76,171.27	\$61,920.91		Than
														Expected
														by
														\$31,705.61

Vista Ridge Master Homeowners Association, Inc.

2026 Annual Actuals Report

(Actuals are through 10/31/2025)

Accounts	2026 BUDGET	2025 Projected Actuals through 12/31/25	2024 Actuals	2023 Actuals
Income:				
400000 - Assessments - Owners	\$1,924,263.00	\$1,960,110.00	\$1,851,135.00	\$1,742,320.00
410000 - Interest - Operating Fund	\$0.00	\$0.29	\$0.11	\$2.41
420000 - Late/Interest Fee	\$3,600.00	\$6,293.79	\$4,393.22	\$3,767.18
420010 - Lien Fee Reimbursable	\$600.00	\$1,300.00	\$600.00	\$300.00
420015 - Legal Collection Fee Reimbursable	\$18,000.00	\$9,747.50	\$3,289.98	\$14,370.51
420030 - Fines	\$1,200.00	\$1,800.00	\$1,150.00	\$675.00
420033 - Posting Fees	\$0.00	\$0.00	\$375.00	\$0.00
460090 - Clubhouse Rental Fees	\$24,000.00	\$20,328.00	\$25,936.00	\$24,792.33
460400 - Pool ID/Guest Pass	\$18,000.00	\$20,037.00	\$16,505.00	\$14,738.00
460290 - Misc Income	\$0.00	\$578.00	\$1,180.00	\$422.84
Total Income:	\$1,989,663.00	\$2,020,194.58	\$1,904,564.31	\$1,801,388.27

Expense:

600200 - Water/Sewer	\$100,000.00	\$92,162.79	\$103,153.70	\$72,329.57
600700 - Gas/Electricity	\$60,000.00	\$56,078.19	\$53,043.52	\$47,282.18
600916 - Technology	\$26,000.00	\$24,288.08	\$24,438.65	\$21,087.77
602000 - Administrative	\$24,000.00	\$26,500.07	\$12,025.06	\$23,220.73
602071 - Posting Fee	\$0.00	\$0.00	\$2,000.00	\$510.00
602090 - Office Equipment Lease	\$5,400.00	\$5,110.14	\$4,670.71	\$4,194.68
603000 - Insurance	\$63,000.00	\$65,715.10	\$60,504.00	\$35,720.38
605000 - Management	\$169,332.00	\$164,400.00	\$154,407.50	\$156,000.00
606000 - Legal	\$18,000.00	\$6,517.50	\$27,753.20	\$21,397.51
607000 - Grounds Maintenance	\$83,445.00	\$76,615.00	\$70,432.00	\$66,280.00
607100 - Fertilization/Weed/Insect Control	\$7,511.00	\$7,427.00	\$6,937.00	\$6,482.00
607220 - Tree/Shrub/Plant Replacement	\$10,000.00	\$17,265.15	\$1,803.53	\$13,083.79
607400 - Grounds Repairs - Sprinklers	\$23,000.00	\$28,463.47	\$30,193.00	\$16,165.26
607410 - Grounds Repairs - Other	\$20,000.00	\$34,124.16	\$4,219.65	\$37,247.22
610011 - Golf Course Expenses	\$24,000.00	\$23,615.57	\$22,996.16	\$22,126.93
614000 - Trash Removal	\$264,670.00	\$247,613.00	\$238,314.07	\$227,174.00
615000 - Lighting Maintenance	\$1,200.00	\$1,000.00	\$0.00	\$0.00
620000 - Pest Control	\$4,540.00	\$4,261.82	\$3,432.32	\$4,336.93
621000 - Snow Removal	\$20,000.00	\$21,923.30	\$7,637.75	\$12,936.25
625320 - Door Mats	\$3,840.00	\$3,703.79	\$3,829.25	\$3,786.22
625500 - Janitorial	\$24,000.00	\$23,990.20	\$23,072.18	\$19,977.04
625810 - Elevator Maintenance & Repairs	\$7,200.00	\$6,675.97	\$7,211.59	\$3,988.72
625915 - HVAC Maintenance & Repairs	\$7,200.00	\$4,371.00	\$7,792.00	\$6,144.59
640010 - Pool Lifeguarding	\$150,000.00	\$138,963.26	\$151,847.51	\$126,260.02
640030 - Pool Chemicals	\$21,000.00	\$20,505.69	\$34,960.30	\$15,682.60

640035 - Pool Repairs	\$8,000.00	\$42,368.56	\$15,265.19	\$6,696.44
640040 - Pool Supplies	\$2,400.00	\$2,259.68	\$608.42	\$2,307.77
650030 - Clubhouse Supplies	\$18,000.00	\$17,974.68	\$16,447.30	\$15,849.27
650040 - Clubhouse Repairs	\$10,200.00	\$9,355.50	\$4,484.14	\$6,774.84
650500 - Tennis Court Maintenance & Repairs	\$1,200.00	\$600.00	\$0.00	\$488.74
650810 - Exercise Equipment Maintenance & Repairs	\$3,400.00	\$2,828.70	\$4,549.40	\$5,127.35
651000 - Payroll - Onsite	\$222,352.00	\$192,291.66	\$199,574.29	\$162,752.95
651730 - Employee Development	\$3,000.00	\$2,776.60	\$1,987.08	\$1,123.99
655000 - Social Activities	\$50,000.00	\$47,008.58	\$49,760.15	\$37,838.80
660000 - Transfer to Reserves	\$532,573.00	\$590,858.34	\$521,355.00	\$639,814.75
680000 - Miscellaneous	\$1,200.00	\$720.00	\$102.00	\$297.16
690000 - Bad Debt	\$0.00	\$0.00	\$0.00	\$2,647.55
Total Expense:	\$1,989,663.00	\$2,010,332.55	\$1,870,807.62	\$1,845,134.00

Budget Difference:	\$0.00	\$9,862.03	\$33,756.69	(\$43,745.73)
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Vista Ridge Master Homeowners Association, Inc.
2026 Annual/Actuals/Budgets Report
(Actuals through 10/31/2025)

Accounts	2026 BUDGET	2025 Projected Over/Under Budget	2025 Projected Actuals through 12/31/25	2025 BUDGET	2024 Over/Under Budget	2024 Actuals	2024 BUDGET	2023 Over/Under Budget	2023 Actuals	2023 BUDGET	2022 Over/Under Budget	2022 Actuals	2022 BUDGET
Income:													
400000 - Assessments - Owners	\$1,924,263.00	\$97,920.00	\$1,960,110.00	\$1,862,190.00	\$92,400.00	\$1,851,135.00	\$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
400015 - Assessments - Builder	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$156.00	\$390.00	\$234.00
410000 - Interest - Operating Fund	\$0.00	\$0.29	\$0.29	\$0.00	(\$5.89)	\$0.11	\$6.00	(\$9.59)	\$2.41	\$12.00	(\$21.06)	\$2.94	\$24.00
420000 - Late/Interest Fee	\$3,600.00	\$2,693.79	\$6,293.79	\$3,600.00	\$793.22	\$4,393.22	\$3,600.00	(\$1,332.82)	\$3,767.18	\$5,100.00	\$16.05	\$4,516.05	\$4,500.00
420010 - Lien Fee Reimbursable	\$600.00	\$700.00	\$1,300.00	\$600.00	(\$400.00)	\$600.00	\$1,000.00	(\$2,100.00)	\$300.00	\$2,400.00	(\$1,100.00)	\$1,300.00	\$2,400.00
420015 - Legal Collection Fee Reimbursable	\$18,000.00	(\$8,252.50)	\$9,747.50	\$18,000.00	(\$14,710.02)	\$3,289.98	\$18,000.00	(\$9,629.49)	\$14,370.51	\$24,000.00	(\$8,375.87)	\$13,224.13	\$21,600.00
420030 - Fines	\$1,200.00	\$600.00	\$1,800.00	\$1,200.00	(\$50.00)	\$1,150.00	\$1,200.00	(\$525.00)	\$675.00	\$1,200.00	(\$575.00)	\$625.00	\$1,200.00
420033 - Posting Fee	\$0.00	\$0.00	\$0.00	\$0.00	(\$825.00)	\$375.00	\$1,200.00	(\$2,400.00)	\$0.00	\$2,400.00	\$325.00	\$325.00	\$0.00
430000 - Working Capital	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$390.00	\$390.00
460090 - Clubhouse Rental Fees	\$24,000.00	(\$3,672.00)	\$20,328.00	\$24,000.00	\$1,936.00	\$25,936.00	\$24,000.00	\$6,792.33	\$24,792.33	\$18,000.00	\$8,277.00	\$17,277.00	\$9,000.00
460400 - Pool ID/Guest Pass	\$18,000.00	\$2,037.00	\$20,037.00	\$18,000.00	(\$1,495.00)	\$16,505.00	\$18,000.00	\$2,738.00	\$14,738.00	\$12,000.00	\$7,211.80	\$14,711.80	\$7,500.00
460510 - Snack Bar	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$250.00)	\$0.00	\$250.00	(\$250.00)	\$0.00	\$250.00
460520 - Social Activities	\$0.00	\$0.00	\$0.00	\$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
460290 - Misc Income	\$0.00	\$578.00	\$578.00	\$0.00	\$1,180.00	\$1,180.00	\$0.00	\$422.84	\$422.84	\$0.00	\$561.85	\$561.85	\$0.00
Total Income:	\$1,989,663.00	\$92,604.58	\$2,020,194.58	\$1,927,590.00	\$77,623.31	\$1,904,564.31	\$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
Expense:													
600200 - Water/Sewer	\$100,000.00	\$4,337.21	\$92,162.79	\$96,500.00	(\$9,653.70)	\$103,153.70	\$93,500.00	\$31,670.43	\$72,329.57	\$104,000.00	(\$1,342.49)	\$101,342.49	\$100,000.00
600700 - Gas/Electricity	\$60,000.00	(\$4,078.19)	\$56,078.19	\$52,000.00	(\$3,043.52)	\$53,043.52	\$50,000.00	\$717.82	\$47,282.18	\$48,000.00	(\$10,282.84)	\$55,282.84	\$45,000.00
600916 - Technology	\$26,000.00	\$711.92	\$24,288.08	\$25,000.00	(\$3,038.65)	\$24,438.65	\$21,400.00	(\$487.77)	\$21,087.77	\$20,600.00	\$403.60	\$19,696.40	\$20,100.00
602000 - Administrative	\$24,000.00	(\$6,500.07)	\$26,500.07	\$20,000.00	\$7,974.94	\$12,025.06	\$20,000.00	(\$5,220.73)	\$23,220.73	\$18,000.00	\$3,302.81	\$14,697.19	\$18,000.00
602071 - Posting Fee	\$0.00	\$0.00	\$0.00	\$0.00	(\$800.00)	\$2,000.00	\$1,200.00	\$1,890.00	\$510.00	\$2,400.00	(\$225.00)	\$225.00	\$0.00
602090 - Office Equipment Lease	\$5,400.00	(\$310.14)	\$5,110.14	\$4,800.00	(\$170.71)	\$4,670.71	\$4,500.00	\$1,805.32	\$4,194.68	\$6,000.00	\$2,350.71	\$4,249.29	\$6,600.00
603000 - Insurance	\$63,000.00	(\$21,215.10)	\$65,715.10	\$44,500.00	(\$26,104.00)	\$60,504.00	\$34,400.00	(\$7,670.38)	\$35,720.38	\$28,050.00	(\$7,772.17)	\$33,272.17	\$25,500.00
605000 - Management	\$169,332.00	\$0.00	\$164,400.00	\$164,400.00	\$6,392.50	\$154,407.50	\$160,800.00	(\$948.00)	\$156,000.00	\$155,052.00	(\$166.25)	\$150,706.25	\$150,540.00
606000 - Legal	\$18,000.00	\$11,482.50	\$6,517.50	\$18,000.00	(\$9,753.20)	\$27,753.20	\$18,000.00	\$2,602.49	\$21,397.51	\$24,000.00	\$7,500.87	\$16,499.13	\$24,000.00
607000 - Grounds Maintenance	\$83,445.00	(\$740.00)	\$76,615.00	\$75,875.00	\$488.00	\$70,432.00	\$70,920.00	\$0.00	\$66,280.00	\$66,280.00	(\$3,305.00)	\$54,100.00	\$50,795.00
607100 - Fertilization/Weed/Insect Control	\$7,511.00	\$518.00	\$7,427.00	\$7,945.00	\$0.00	\$6,937.00	\$6,937.00	\$0.00	\$6,482.00	\$6,482.00	\$0.00	\$4,893.00	\$4,893.00
607220 - Tree/Shrub/Plant Replacement	\$10,000.00	(\$2,265.15)	\$17,265.15	\$15,000.00	\$10,196.47	\$1,803.53	\$12,000.00	(\$1,083.79)	\$13,083.79	\$12,000.00	\$10,721.37	\$1,278.63	\$12,000.00
607400 - Grounds Repairs - Sprinklers	\$23,000.00	(\$463.47)	\$28,463.47	\$28,000.00	(\$4,193.00)	\$30,193.00	\$26,000.00	(\$165.26)	\$16,165.26	\$16,000.00	(\$16,225.70)	\$31,225.70	\$15,000.00
607410 - Grounds Repairs - Other	\$20,000.00	(\$14,124.16)	\$34,124.16	\$20,000.00	\$15,780.35	\$4,219.65	\$20,000.00	(\$17,247.22)	\$37,247.22	\$20,000.00	\$9,267.64	\$10,732.36	\$20,000.00
610011 - Golf Course Expenses	\$24,000.00	\$1,384.43	\$23,615.57	\$25,000.00	\$3.84	\$22,996.16	\$23,000.00	\$1,373.07	\$22,126.93	\$23,500.00	\$1,851.64	\$21,648.36	\$23,500.00
614000 - Trash Removal	\$264,670.00	(\$1,613.00)	\$247,613.00	\$246,000.00	(\$3,750.07)	\$238,314.07	\$234,564.00	(\$3,937.00)	\$227,174.00	\$223,237.00	(\$436.22)	\$217,546.22	\$217,110.00
615000 - Lighting Maintenance	\$1,200.00	\$200.00	\$1,000.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$208.00	\$992.00	\$1,200.00
620000 - Pest Control	\$4,540.00	(\$177.82)	\$4,261.82	\$4,084.00	\$651.68	\$3,432.32	\$4,084.00	(\$562.73)	\$4,336.93	\$3,774.20	(\$708.23)	\$3,820.23	\$3,112.00
621000 - Snow Removal	\$20,000.00	(\$3,923.30)	\$21,923.30	\$18,000.00	\$8,362.25	\$7,637.75	\$16,000.00	\$2,063.75	\$12,936.25	\$15,000.00	\$3,395.00	\$11,605.00	\$15,000.00
625320 - Door Mats	\$3,840.00	\$73.21	\$3,703.79	\$3,777.00	(\$256.25)	\$3,829.25	\$3,573.00	(\$486.22)	\$3,786.22	\$3,300.00	(\$546.35)	\$3,546.35	\$3,000.00
625500 - Janitorial	\$24,000.00	\$5.80	\$23,990.20	\$23,996.00	(\$216.18)	\$23,072.18	\$22,856.00	\$6.96	\$19,977.04	\$19,984.00	(\$1,104.09)	\$20,372.09	\$19,268.00
625810 - Elevator Maintenance & Repairs	\$7,200.00	\$524.03	\$6,675.97	\$7,200.00	(\$2,926.59)	\$7,211.59	\$4,285.00	\$83.28	\$3,988.72	\$4,072.00	(\$781.80)	\$4,747.80	\$3,966.00
625915 - HVAC Maintenance & Repairs	\$7,200.00	\$2,829.00	\$4,371.00	\$7,200.00	(\$1,792.00)	\$7,792.00	\$6,000.00	(\$1,184.59)	\$6,144.59	\$4,960.00	\$320.00	\$2,960.00	\$3,280.00
640010 - Pool Lifeguarding	\$150,000.00	\$6,036.74	\$138,963.26	\$145,000.00	(\$18,847.51)	\$151,847.51	\$133,000.00	(\$31,260.02)	\$126,260.02	\$95,000.00	\$13,383.71	\$91,966.29	\$105,350.00
640030 - Pool Chemicals	\$21,000.00	\$494.31	\$20,505.69	\$21,000.00	(\$17,460.30)	\$34,960.30	\$17,500.00	\$1,317.40	\$15,682.60	\$17,000.00	(\$6,415.62)	\$20,415.62	\$14,000.00
640035 - Pool Repairs	\$8,000.00	(\$41,368.56)	\$42,368.56	\$1,000.00	(\$7,765.19)	\$15,265.19	\$7,500.00	\$1,103.56	\$6,696.44	\$7,800.00	\$1,461.91	\$6,338.09	\$7,800.00
640040 - Pool Supplies	\$2,400.00	\$140.32	\$2,259.68	\$2,400.00	\$1,891.58	\$608.42	\$2,500.00	\$192.23	\$2,307.77	\$2,500.00	(\$1,141.90)	\$3,641.90	\$2,500.00

650030 - Clubhouse Supplies	\$18,000.00	\$25.32	\$17,974.68	\$18,000.00	\$1,552.70	\$16,447.30	\$18,000.00	\$4,150.73	\$15,849.27	\$20,000.00	\$9,093.73	\$11,906.27	\$21,000.00
650040 - Clubhouse Repairs	\$10,200.00	(\$3,355.50)	\$9,355.50	\$6,000.00	\$1,515.86	\$4,484.14	\$6,000.00	(\$774.84)	\$6,774.84	\$6,000.00	\$3,379.91	\$2,620.09	\$6,000.00
650500 - Tennis Court Maintenance & Repairs	\$1,200.00	\$600.00	\$600.00	\$1,200.00	\$2,000.00	\$0.00	\$2,000.00	\$1,511.26	\$488.74	\$2,000.00	\$1,878.55	\$121.45	\$2,000.00
650810 - Exercise Equipment Maintenance & Repairs	\$3,400.00	\$1,571.30	\$2,828.70	\$4,400.00	(\$1,549.40)	\$4,549.40	\$3,000.00	(\$2,687.35)	\$5,127.35	\$2,440.00	\$836.40	\$1,463.60	\$2,300.00
651000 - Payroll - Onsite	\$222,352.00	\$13,191.34	\$192,291.66	\$205,483.00	(\$6,480.29)	\$199,574.29	\$193,094.00	\$20,569.05	\$162,752.95	\$183,322.00	\$5,531.51	\$162,876.49	\$168,408.00
651730 - Employee Development	\$3,000.00	\$223.40	\$2,776.60	\$3,000.00	\$712.92	\$1,987.08	\$2,700.00	\$2,776.01	\$1,123.99	\$3,900.00	\$3,194.20	\$1,605.80	\$4,800.00
655000 - Social Activities	\$50,000.00	(\$7,008.58)	\$47,008.58	\$40,000.00	(\$9,760.15)	\$49,760.15	\$40,000.00	\$2,161.20	\$37,838.80	\$40,000.00	\$16,384.29	\$23,615.71	\$40,000.00
660000 - Transfer to Reserves	\$532,573.00	(\$29,428.34)	\$590,858.34	\$561,430.00	\$23,871.00	\$521,355.00	\$545,226.00	(\$125,107.75)	\$639,814.75	\$514,707.00	(\$165,000.00)	\$669,752.00	\$504,752.00
680000 - Miscellaneous	\$1,200.00	\$480.00	\$720.00	\$1,200.00	\$1,098.00	\$102.00	\$1,200.00	\$902.84	\$297.16	\$1,200.00	\$77.00	\$1,123.00	\$1,200.00
690000 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,647.55)	\$2,647.55	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense:	\$1,989,663.00	(\$91,742.55)	\$2,010,332.55	\$1,918,590.00	(\$43,868.62)	\$1,870,807.62	\$1,826,939.00	(\$123,373.80)	\$1,845,134.00	\$1,721,760.20	(\$120,910.81)	\$1,782,884.81	\$1,661,974.00
Budget Difference:	\$0.00	\$862.03	\$9,862.03	\$9,000.00	\$33,754.69	\$33,756.69	\$2.00	(\$43,827.53)	(\$43,745.73)	\$81.80	(\$31,041.04)	(\$31,041.04)	\$0.00

Vista Ridge Master Homeowners Association, Inc.
Annual Budget Report
11/13/2025

Accounts	2026 Budget	2025 Budget
Income:		
400000 - Assessments - Owners	\$1,924,263.00	\$1,862,190.00
420000 - Late/Interest Fee	\$3,600.00	\$3,600.00
420010 - Lien Fee Reimbursable	\$600.00	\$600.00
420015 - Legal Collection Fee Reimbursable	\$18,000.00	\$18,000.00
420030 - Fines	\$1,200.00	\$1,200.00
460090 - Clubhouse Rental Fees	\$24,000.00	\$24,000.00
460400 - Pool ID/Guest Pass	\$18,000.00	\$18,000.00
Total Income:	\$1,989,663.00	\$1,927,590.00
Expense:		
600200 - Water/Sewer	\$100,000.00	\$96,500.00
600700 - Gas/Electricity	\$60,000.00	\$52,000.00
600916 - Technology	\$26,000.00	\$25,000.00
602000 - Administrative	\$24,000.00	\$20,000.00
602090 - Office Equipment Lease	\$5,400.00	\$4,800.00
603000 - Insurance	\$63,000.00	\$44,500.00
605000 - Management	\$169,332.00	\$164,400.00
606000 - Legal	\$18,000.00	\$18,000.00
607000 - Grounds Maintenance	\$83,445.00	\$75,875.00
607100 - Fertilization/Weed/Insect Control	\$7,511.00	\$7,945.00
607220 - Tree/Shrub/Plant Replacement	\$10,000.00	\$15,000.00
607400 - Grounds Repairs - Sprinklers	\$23,000.00	\$28,000.00
607410 - Grounds Repairs - Other	\$20,000.00	\$20,000.00
610011 - Golf Course Expenses	\$24,000.00	\$25,000.00
614000 - Trash Removal	\$264,670.00	\$246,000.00
615000 - Lighting Maintenance	\$1,200.00	\$1,200.00
620000 - Pest Control	\$4,540.00	\$4,084.00
621000 - Snow Removal	\$20,000.00	\$18,000.00
625320 - Door Mats	\$3,840.00	\$3,777.00
625500 - Janitorial	\$24,000.00	\$23,996.00
625810 - Elevator Maintenance & Repairs	\$7,200.00	\$7,200.00
625915 - HVAC Maintenance & Repairs	\$7,200.00	\$7,200.00
640010 - Pool Lifeguarding	\$150,000.00	\$145,000.00
640030 - Pool Chemicals	\$21,000.00	\$21,000.00
640035 - Pool Repairs	\$8,000.00	\$10,000.00
640040 - Pool Supplies	\$2,400.00	\$2,400.00
650030 - Clubhouse Supplies	\$18,000.00	\$18,000.00
650040 - Clubhouse Repairs	\$10,200.00	\$6,000.00
650500 - Tennis Court Maintenance & Repairs	\$1,200.00	\$1,200.00
650810 - Exercise Equipment Maintenance & Repairs	\$3,400.00	\$4,400.00
651000 - Payroll - Onsite	\$222,352.00	\$205,483.00
651730 - Employee Development	\$3,000.00	\$3,000.00

Vista Ridge Master Homeowners Association, Inc.
Annual Budget Report
11/13/2025

Accounts	2026 Budget	2025 Budget
655000 - Social Activities Expense	\$50,000.00	\$40,000.00
660000 - Transfer to Reserves	\$532,573.00	\$561,430.00
680000 - Miscellaneous Expense	\$1,200.00	\$1,200.00
Total Expense:	\$1,989,663.00	\$1,927,590.00
Budget Difference:	\$0.00	\$0.00

Vista Ridge Master Homeowners Association, Inc.

2026 - Budget Detail Report

Cash Balance Est 12/31/2025
\$74,399.79

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Administrative														
602000 Administrative	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00 \$0.00	(\$24,000.00) -100.00%
602090 Office Equipment Lease	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$5,400.00 \$0.00	(\$5,400.00) -100.00%
603000 Insurance	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$63,000.00 \$0.00	(\$63,000.00) -100.00%
Building Maintenance/Repairs														
625320 Door Mats	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$320.00	\$3,840.00 \$0.00	(\$3,840.00) -100.00%
625500 Janitorial	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$24,000.00 \$0.00	(\$24,000.00) -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	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$10,200.00 \$0.00	(\$10,200.00) -100.00%
650810 Exercise Equipment Maintenanc	\$750.00	\$50.00	\$50.00	\$750.00	\$50.00	\$50.00	\$750.00	\$50.00	\$50.00	\$750.00	\$50.00	\$50.00	\$3,400.00 \$0.00	(\$3,400.00) -100.00%
Grounds Maintenance/ Repairs														
607000 Grounds Maintenance	\$4,136.00	\$4,136.00	\$4,136.00	\$8,272.00	\$8,272.00	\$8,272.00	\$8,272.00	\$8,272.00	\$8,272.00	\$8,562.00	\$8,562.00	\$4,281.00	\$83,445.00 \$0.00	(\$83,445.00) -100.00%
607100 Fertilization/Weed/Insect Co	\$0.00	\$0.00	\$1,073.00	\$1,073.00	\$1,073.00	\$1,073.00	\$1,073.00	\$1,073.00	\$1,073.00	\$0.00	\$0.00	\$0.00	\$7,511.00 \$0.00	(\$7,511.00) -100.00%
607220 Tree/Shrub/Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00 \$0.00	(\$10,000.00) -100.00%
607400 Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$23,000.00 \$0.00	(\$23,000.00) -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	\$2,500.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$12,000.00	\$0.00	\$24,000.00 \$0.00	(\$24,000.00) -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	\$135.00	\$135.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$135.00	\$135.00	\$4,540.00 \$0.00	(\$4,540.00) -100.00%
621000 Snow Removal	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$20,000.00 \$0.00	(\$20,000.00) -100.00%
Miscellaneous/Contingency														
655000 Social Activities Expense	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.67	\$4,166.63	\$50,000.00 \$0.00	(\$50,000.00) -100.00%
660000 Transfer to Reserves	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.08	\$44,381.12	\$532,573.00 \$0.00	(\$532,573.00) -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	\$17,004.73	\$17,004.73	\$17,004.73	\$17,004.73	\$21,578.54	\$21,578.54	\$21,578.54	\$21,578.54	\$17,004.73	\$17,004.73	\$17,004.73	\$17,004.73	\$222,352.00 \$0.00	(\$222,352.00) -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	\$2,000.00	\$2,000.00	\$5,000.00	\$7,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$5,000.00	\$2,000.00	\$2,000.00	\$150,000.00 \$0.00	(\$150,000.00) -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	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$500.00	\$500.00	\$8,000.00 \$0.00	(\$8,000.00) -100.00%
640040	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$0.00	\$0.00	\$0.00	\$2,400.00 \$0.00	(\$2,400.00) -100.00%

Vista Ridge Master Homeowners Association, Inc.

2026 - Budget Detail Report

Cash Balance Est 12/31/2025
\$74,399.79

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Pool Supplies													\$0.00	-100.00%
650500	\$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	(\$1,200.00)
Tennis Court Maintenance & R													\$0.00	-100.00%
Professional Fees														
605000	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$14,111.00	\$169,332.00	(\$169,332.00)
Management													\$0.00	-100.00%
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	(\$18,000.00)
Legal													\$0.00	-100.00%
Utilities														
600200	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$5,000.00	\$10,000.00	\$23,000.00	\$23,000.00	\$25,000.00	\$5,000.00	\$2,000.00	\$1,000.00	\$100,000.00	(\$100,000.00)
Water/Sewer													\$0.00	-100.00%
600700	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$60,000.00	(\$60,000.00)
Gas/Electricity													\$0.00	-100.00%
600916	\$1,500.00	\$2,500.00	\$3,000.00	\$1,500.00	\$1,500.00	\$3,000.00	\$4,000.00	\$1,500.00	\$2,000.00	\$1,500.00	\$2,500.00	\$1,500.00	\$26,000.00	(\$26,000.00)
Technology													\$0.00	-100.00%
614000	\$21,835.00	\$21,835.00	\$21,835.00	\$21,835.00	\$21,835.00	\$21,835.00	\$21,835.00	\$21,835.00	\$21,835.00	\$21,835.00	\$23,160.00	\$23,160.00	\$264,670.00	(\$264,670.00)
Trash Removal													\$0.00	-100.00%

Vista Ridge Master Homeowners Association, Inc.
2026 - Budget Detail Report

Cash Balance Est 12/31/2025 \$74,399.79

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under
Inflow	\$165,855.25	\$165,755.25	\$165,855.25	\$165,755.25	\$165,855.25	\$165,755.25	\$165,855.25	\$165,755.25	\$165,855.25	\$165,755.25	\$165,855.25	\$165,755.25	\$1,989,663.00	(\$1,989,663.00)
Expense	\$131,789.48	\$138,389.48	\$138,527.48	\$141,263.48	\$180,037.29	\$188,237.29	\$201,137.29	\$197,937.29	\$188,063.48	\$139,080.48	\$152,640.48	\$192,559.48	\$1,989,663.00	\$1,989,663.00
Net	\$34,065.77	\$27,365.77	\$27,327.77	\$24,491.77	(\$14,182.04)	(\$22,482.04)	(\$35,282.04)	(\$32,182.04)	(\$22,208.23)	\$26,674.77	\$13,214.77	(\$26,804.23)		
Gain/Loss	\$34,065.77	\$61,431.54	\$88,759.31	\$113,251.08	\$99,069.04	\$76,587.00	\$41,304.96	\$9,122.92	(\$13,085.31)	\$13,589.46	\$26,804.23	\$0.00		
Cash	\$108,465.56	\$135,831.33	\$163,159.10	\$187,650.87	\$173,468.83	\$150,986.79	\$115,704.75	\$83,522.71	\$61,314.48	\$87,989.25	\$101,204.02	\$74,399.79	Position Different Expected by	
More/Less	(\$108,465.56)	(\$135,831.33)	(\$163,159.10)	(\$187,650.87)	(\$173,468.83)	(\$150,986.79)	(\$115,704.75)	(\$83,522.71)	(\$61,314.48)	(\$87,989.25)	(\$101,204.02)	(\$74,399.79)		\$0.00

VISTA RIDGE MASTER HOMEOWNERS' ASSOCIATION, INC.
FY2026 BUDGET

INCOME ACCOUNTS

Assessment (Homeowners)

This is based on assessments increasing from the current level of \$90.00 per unit per month to \$93.00 per unit per month. The assessments are 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 facilities 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 tubs 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 \$433.00 a month is for cable, internet, and phone at the Community Center and at Skyline during the pool season. This includes telephone lines, which include the Community Center phones, security and elevator phone lines, pool phones and Community Center Managers cell phones. 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 06/30/2025 until 06/30/2026 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 FY2025 taxes and to complete a FY2025 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 equipment, maintenance, supplies, repairs and copies.

Insurance

This is based on the actual policy premium that will be paid in December FY2025 for a policy running from December 2025 to December 2026 with an anticipated increase for the FY2026 premium payable in 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 2025 to February 2026.

Management

This is based on the approved three-year management contract for \$14,155.00 per month for FY2026, \$14,580.00 per month for FY2025 and \$15,017.00 per month for FY2026. This contract is renewed on 1/1/2029 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 expenses are assessed by 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 2025-2028 season. The agreement includes weekly mowing and trash removal, irrigation monitoring, weeding, pruning, leaf removal and aeration. This contract is renewed 10/1/2028.

Fertilization/Weed/Insect

This is based on the current three-year contract with Schultz Industries for the 2025-2028 season, with an anticipated 7% increase in fees when the contract is renewed. Fertilization/Weed/Insect is paid March through September. This contract renews 10/1/2028.

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 \$12.03 per home per month. This is for trash and recycling for homeowners and for the Community Center. This also includes \$230.00 per month emptying 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 \$310.00 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 and 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 2026 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 pool needed 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 2026 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. The Board opted to lower the original suggested amounts to transfer to reserves for 2026.

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 2026

Expense Category	Budgeted Amount	Actual Expense	Amount Left
Landscaping Major Improvements	\$400,000.00	\$0.00	\$400,000.00
Community Center and Skyline Pool Pumps, Refurbish	\$34,821.00	\$0.00	\$34,821.00
Skyline Pool Laplane Markers Replace	\$5,000.00	\$0.00	\$5,000.00
Community Center Spa Heater Filter, Pumps, Genera	\$10,434.00	\$0.00	\$10,434.00
Elevator Repairs	\$48,268.00	\$0.00	\$48,268.00
Fitness Center Equipment Replace Portion	\$80,000.00	\$0.00	\$80,000.00
Membership Management Software	\$8,640.00	\$0.00	\$8,640.00
Volleyball Court - Refurbish	\$7,616.00	\$0.00	\$7,616.00
Playgrounds, Replace Structures & Pads	\$75,000.00	\$0.00	\$75,000.00
Other Contingency	\$3,000.00	\$0.00	\$3,000.00
Total Expenses	\$672,779.00	\$0.00	\$672,779.00
Anticipated Beginning Balance in Reserves for 2026		\$1,939,214.00	
Anticipated Added to Reserves in 2026		\$532,573.00	
Anticipated Interest Earned from Investments		\$2,909.00	
Anticipated Expenses in 2026		\$672,779.00	
Anticipated reserve balance at the end of 2026		\$1,801,917.00	

Vista Ridge Master Homeowners Association, Inc.
2026 Annual Budget Report

Accounts	2026 Budget	2025 Budget	2024 Budget	2023 Budget
Income:				
400000 - Assessments - Owners	\$1,924,263.00	\$1,862,190.00	\$1,758,735.00	\$1,655,280.00
410000 - Interest - Operating Fund	\$0.00	\$0.00	\$6.00	\$12.00
420000 - Late/Interest Fee	\$3,600.00	\$3,600.00	\$3,600.00	\$5,100.00
420010 - Lien Fee Reimbursable	\$600.00	\$600.00	\$1,000.00	\$2,400.00
420015 - Legal Collection Fee Reimbursable	\$18,000.00	\$18,000.00	\$18,000.00	\$24,000.00
420030 - Fines	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
420033 - Posting Fees	\$0.00	\$0.00	\$1,200.00	\$2,400.00
460090 - Clubhouse Rental Fees	\$24,000.00	\$24,000.00	\$24,000.00	\$18,000.00
460400 - Pool ID/Guest Pass	\$18,000.00	\$18,000.00	\$18,000.00	\$12,000.00
460510 - Snack Bar	\$0.00	\$0.00	\$0.00	\$250.00
460520 - Social Activities	\$0.00	\$0.00	\$1,200.00	\$1,200.00
Total Income:	\$1,989,663.00	\$1,927,590.00	\$1,826,941.00	\$1,721,842.00
Expense:				
600200 - Water/Sewer	\$100,000.00	\$96,500.00	\$93,500.00	\$104,000.00
600700 - Gas/Electricity	\$60,000.00	\$52,000.00	\$50,000.00	\$48,000.00
600916 - Technology	\$26,000.00	\$25,000.00	\$21,400.00	\$20,600.00
602000 - Administrative	\$24,000.00	\$20,000.00	\$20,000.00	\$18,000.00
602071 - Posting Fees	\$0.00	\$0.00	\$1,200.00	\$2,400.00
602090 - Office Equipment Lease	\$5,400.00	\$4,800.00	\$4,500.00	\$6,000.00
603000 - Insurance	\$63,000.00	\$44,500.00	\$34,400.00	\$28,050.00
605000 - Management	\$169,332.00	\$164,400.00	\$160,800.00	\$155,052.00
606000 - Legal	\$18,000.00	\$18,000.00	\$18,000.00	\$24,000.00
607000 - Grounds Maintenance	\$83,445.00	\$75,875.00	\$70,920.00	\$66,280.00
607100 - Fertilization/Weed/Insect Control	\$7,511.00	\$7,945.00	\$6,937.00	\$6,482.00
607220 - Tree/Shrub/Plant Replacement	\$10,000.00	\$15,000.00	\$12,000.00	\$12,000.00
607400 - Grounds Repairs - Sprinklers	\$23,000.00	\$28,000.00	\$26,000.00	\$16,000.00
607410 - Grounds Repairs - Other	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
610011 - Golf Course Expenses	\$24,000.00	\$25,000.00	\$23,000.00	\$23,500.00
614000 - Trash Removal	\$264,670.00	\$246,000.00	\$234,564.00	\$223,237.00
615000 - Lighting Maintenance	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
620000 - Pest Control	\$4,540.00	\$4,084.00	\$4,084.00	\$3,774.20
621000 - Snow Removal	\$20,000.00	\$18,000.00	\$16,000.00	\$15,000.00
625320 - Door Mats	\$3,840.00	\$3,777.00	\$3,573.00	\$3,300.00
625500 - Janitorial	\$24,000.00	\$23,996.00	\$22,856.00	\$19,984.00
625810 - Elevator Maintenance & Repairs	\$7,200.00	\$7,200.00	\$4,285.00	\$4,072.00
625915 - HVAC Maintenance & Repairs	\$7,200.00	\$7,200.00	\$6,000.00	\$4,960.00
640010 - Pool Lifeguarding	\$150,000.00	\$145,000.00	\$133,000.00	\$95,000.00
640030 - Pool Chemicals	\$21,000.00	\$21,000.00	\$17,500.00	\$17,000.00

640035 - Pool Repairs	\$8,000.00	\$10,000.00	\$7,500.00	\$7,800.00
640040 - Pool Supplies	\$2,400.00	\$2,400.00	\$2,500.00	\$2,500.00
650030 - Clubhouse Supplies	\$18,000.00	\$18,000.00	\$18,000.00	\$20,000.00
650040 - Clubhouse Repairs	\$10,200.00	\$6,000.00	\$6,000.00	\$6,000.00
650500 - Tennis Court Maintenance & Repairs	\$1,200.00	\$1,200.00	\$2,000.00	\$2,000.00
650810 - Exercise Equipment Maintenance & Repairs	\$3,400.00	\$4,400.00	\$3,000.00	\$2,440.00
651000 - Payroll - Onsite	\$222,352.00	\$205,483.00	\$193,094.00	\$183,322.00
651730 - Employee Development	\$3,000.00	\$3,000.00	\$2,700.00	\$3,900.00
655000 - Social Activities	\$50,000.00	\$40,000.00	\$40,000.00	\$40,000.00
660000 - Transfer to Reserves	\$532,573.00	\$561,430.00	\$545,226.00	\$514,707.00
680000 - Miscellaneous	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Total Expense:	\$1,989,663.00	\$1,927,590.00	\$1,826,939.00	\$1,721,760.20

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

FY2026 Budget

PROJECTED INCOME

Assessment Level: Working Capital: Total Units: Homeowner Units: Declarant/Builder Units: Total Units:			93.00	per unit per month.			
			390.00	per closing			
			1,815	annexed as of year end FY2025			
			1,815	as of year end FY2025			
			-	as of year end FY2025			
			1,815	annexed as of year end FY2025			
Month	Expected Closings	HO Units	Homeowner Income	Declarant Units	Declarant Income Billed	Anticipated HO Income @ 95%	Anticipated Bldr Income @ 100%
January	-	1,815	168,795	-	-	\$160,355	\$0
February	-	1,815	168,795	-	-	\$160,355	\$0
March	-	1,815	168,795	-	-	\$160,355	\$0
April	-	1,815	168,795	-	-	\$160,355	\$0
May	-	1,815	168,795	-	-	\$160,355	\$0
June	-	1,815	168,795	-	-	\$160,355	\$0
July	-	1,815	168,795	-	-	\$160,355	\$0
August	-	1,815	168,795	-	-	\$160,355	\$0
September	-	1,815	168,795	-	-	\$160,355	\$0
October	-	1,815	168,795	-	-	\$160,355	\$0
November	-	1,815	168,795	-	-	\$160,355	\$0
December	-	1,815	168,795	-	-	\$160,355	\$0
TOTAL	-		2,025,540		-	\$1,924,263	\$0

Budget is based on 95% of Homeowners Assessments being collected