

**Vista at Montaine  
2024 Forecast & 2025 Budget**

2023 Actual	2024 Budget	2024 Forecast	2024 Budget to Forecast Variance	2025 Budget	2025 Budget Draft to 2024 Forecast Variance
<b>OPERATIONS DRAFT</b>					

**INCOME**

**ASSESSMENT REVENUE**

Monthly Assessment	299,937	429,750	406,646	(23,104)	647,295	240,649
Builder Assessments	-	29,353	-	(29,353)	59,895	59,895
<b>TOTAL Assessment Revenue</b>	<b>465,054</b>	<b>459,103</b>	<b>406,646</b>	<b>(52,457)</b>	<b>707,190</b>	<b>300,544</b>

**ENFORCEMENT FEES**

Collection Fees	765	-	955	955	-	(955)
Late Fees	3,125	-	4,375	4,375	-	(4,375)
Returned Item Fee	75	-	25	25	-	(25)
<b>TOTAL Enforcement Fees</b>	<b>3,965</b>	<b>-</b>	<b>5,355</b>	<b>5,355</b>	<b>-</b>	<b>(5,355)</b>

**OTHER REVENUE**

Late Interest	-	-	191	191	-	(191)
Interest	1,080	-	2,548	2,548	-	(2,548)
<b>TOTAL Other Revenue</b>	<b>1,080</b>	<b>-</b>	<b>2,738</b>	<b>2,738</b>	<b>-</b>	<b>(2,738)</b>

**PROGRAM & AMENITY REVENUES**

Clubhouse Credit	(75,950)	(10,450)	-	10,450	-	-
<b>TOTAL Program &amp; Amenity Revenues</b>	<b>(75,950)</b>	<b>(10,450)</b>	<b>-</b>	<b>10,450</b>	<b>-</b>	<b>-</b>

**PROPERTY TRANSFER FEES**

New Member Fee	41,675	2,308	10,263	7,955	-	(10,263)
Working Capital	69,300	56,700	51,000	(5,700)	102,960	51,960
<b>TOTAL Property Transfer Fees</b>	<b>110,975</b>	<b>59,008</b>	<b>61,263</b>	<b>2,255</b>	<b>102,960</b>	<b>41,697</b>

**REVENUE OFFSETS**

Adjustments-Prev Mgmt Co	2,275	-	-	-	-	-
<b>TOTAL Revenue Offsets</b>	<b>2,275</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**TOTAL INCOME**

	<b>507,399</b>	<b>507,661</b>	<b>476,003</b>	<b>(31,659)</b>	<b>810,150</b>	<b>334,147</b>
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**EXPENSES**

**ADMINISTRATIVE**

Accounting Fee	430	12,000	12,180	(180)	12,500	(320)
Bad Debt Expense	40	-	-	-	-	-
Bank Charges	1,163	-	20	(20)	-	20
Payment Processing Fees	-	-	-	-	-	-
Comp - Srv & Sup	1,615	-	325	(325)	-	325
Website & Software	1,394	-	11,919	(11,919)	-	11,919
Coupons and Statements	522	600	1,927	(1,327)	2,100	(173)
Returned Item Fee	-	-	-	-	-	-
Design Review Expense	-	1,800	2,600	(800)	4,000	(1,400)
Copies	-	300	-	300	-	-
Dues & Subscriptions	131	5,000	776	4,224	5,000	(4,224)
Governance Mailing	-	-	209	(209)	-	209
Insurance	-	82,547	-	82,547	82,547	(82,547)
Office Equipment Lease	-	-	-	-	-	-
Legal Fees - General Counsel	2,292	4,000	11,518	(7,518)	4,000	7,518
Mgmt Fee-Staffing	98,524	213,524	210,289	3,235	273,785	(63,496)
Mgmt Fee-Tech	240	-	2,141	(2,141)	5,220	(3,079)
Mgmt Fee-Doors	37,222	32,400	32,400	-	32,400	-
Mgmt Fee-Ambassador	-	22,020	-	22,020	24,960	(24,960)
Management Collection Fees	11,141	1,200	4,123	(2,923)	1,200	2,923
Meetings	64	-	-	-	-	-
Misc Expenses	-	600	99	501	-	99
Office Equipment Rental	-	4,200	1,440	2,760	4,200	(2,760)
Office Supplies	4,415	5,000	4,188	812	5,000	(812)
Permits & Licenses	-	300	800	(500)	2,000	(1,200)
Postage	-	1,148	195	953	1,008	(813)
Reserve Study	-	7,500	4,450	3,050	-	4,450
Shared Administration Expenses	-	50,906	43,851	7,055	40,016	3,835
<b>TOTAL Administrative</b>	<b>159,192</b>	<b>445,046</b>	<b>345,449</b>	<b>99,596</b>	<b>499,936</b>	<b>(154,487)</b>

**AMENITY MAINTENANCE**

Amenities	1,673	9,496	5,914	3,582	13,300	(7,386)
Building Maint - Repairs & Supplies	-	5,000	5,716	(716)	-	5,716
Exercise Equip-Purch, Maint, Rprs	-	-	193	(193)	-	193
Fire & Safety	-	2,150	579	1,571	1,000	(421)
Gate Access Repairs & Supplies	-	6,000	-	6,000	6,000	(6,000)
HVAC Service	-	1,800	-	1,800	1,800	(1,800)
Internet & TV	-	5,100	-	5,100	6,600	(6,600)
Janitorial	-	24,000	20,107	3,893	28,560	(8,453)
Custodial Supplies	-	3,600	6,441	(2,841)	8,800	(2,359)
Lighting & Electric	-	1,500	-	1,500	1,500	(1,500)
Locker Room Supplies	-	-	198	(198)	-	198
Permits-For Amenities	16,909	-	-	-	-	-

# VISTA

AT MONTAINE

## Vista at Montaine 2024 Forecast & 2025 Budget

	2023 Actual	2024 Budget	2024 Forecast	2024 Budget to Forecast Variance	2025 Budget	2025 Budget Draft to 2024 Forecast Variance
<b>OPERATIONS DRAFT</b>						
Pest Control	-	3,000	1,480	1,520	3,000	(1,520)
Plumbing	-	1,800	-	1,800	1,800	(1,800)
Pool Maintenance	-	68,600	27,600	41,000	54,000	(26,400)
Pool Equipment & Repairs	-	900	-	900	900	(900)
Security	-	5,040	-	5,040	5,040	(5,040)
Site Improvements/Start Up Costs	-	-	2,439	(2,439)	-	2,439
Snow Removal	-	60,000	16,331	43,669	60,000	(43,669)
Waste Services	-	43,691	53,741	(10,050)	65,860	(12,120)
Window Cleaning	-	1,500	750	750	2,790	(2,040)
<b>TOTAL Amenity Maintenance</b>	<b>18,582</b>	<b>243,177</b>	<b>141,488</b>	<b>101,689</b>	<b>260,950</b>	<b>(119,462)</b>
<b>COMMUNICATIONS</b>						
Digital Tools & Support	1,596	21,332	-	21,332	38,128	(38,128)
Promotional Tools & Collateral	-	-	-	-	-	-
<b>TOTAL Communications</b>	<b>1,596</b>	<b>21,332</b>	<b>-</b>	<b>21,332</b>	<b>38,128</b>	<b>(38,128)</b>
<b>COMMUNITY ENGAGEMENT</b>						
Cafe Expense	-	4,800	5,267	(467)	7,200	(1,933)
Fitness Supplies	-	3,500	2,044	1,456	3,500	(1,456)
Fitness Classes	-	5,400	3,150	2,250	5,400	(2,250)
Community Support	-	1,800	-	1,800	1,800	(1,800)
Community Welcoming Program	70	3,750	1,750	2,000	3,750	(2,000)
Community Wide Programs	807	12,000	15,603	(3,603)	15,000	603
CWP-Spring Celebration	-	2,000	2,975	(975)	3,500	(525)
CWP-July 4 Celebration	-	5,000	5,000	-	6,000	(1,000)
CWP-Halloween Celebration	-	3,000	4,500	(1,500)	3,000	1,500
CWP-Holiday Celebration	-	4,500	-	4,500	4,500	(4,500)
Holiday Decorations	-	7,500	7,500	-	4,980	2,520
Supplies	-	2,000	1,043	957	2,000	(957)
<b>TOTAL Community Engagement</b>	<b>877</b>	<b>55,250</b>	<b>48,833</b>	<b>6,417</b>	<b>60,630</b>	<b>(11,797)</b>
<b>LANDSCAPING</b>						
Landscape - Association Specific	-	-	-	-	-	-
Snow Removal	-	-	-	-	-	-
Irrigation System	20,000	10,000	10,000	10,000	20,000	(10,000)
Landscape Maintenance	41,853	28,845	28,845	13,008	60,200	(31,355)
Tree Rml & Replacement	18,000	10,000	10,000	8,000	5,000	5,000
<b>TOTAL Landscaping</b>	<b>-</b>	<b>79,853</b>	<b>48,845</b>	<b>31,008</b>	<b>85,200</b>	<b>(36,355)</b>
<b>RESERVE EXPENDITURES</b>						
Reserve Contributions	80,100	84,000	84,000	-	-	84,000
<b>TOTAL Reserve Expenditures</b>	<b>80,100</b>	<b>84,000</b>	<b>84,000</b>	<b>-</b>	<b>-</b>	<b>84,000</b>
<b>OTHER EXPENSES</b>						
Contingency	-	-	-	-	-	-
Reserves Allocation	-	-	-	-	-	-
Allocation of Cap Contribution to Reserve	-	-	-	-	-	-
<b>TOTAL Other Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>UTILITIES</b>						
Electric	-	21,000	14,340	6,660	22,400	(8,060)
Water & Sewer	-	9,600	8,298	1,302	12,800	(4,502)
Gas - Parks & Amenities	-	16,800	-	16,800	16,800	(16,800)
Trash Collection-Community Wide	37,869	-	-	-	-	-
<b>TOTAL Utilities</b>	<b>37,869</b>	<b>47,400</b>	<b>22,638</b>	<b>24,762</b>	<b>52,000</b>	<b>(29,362)</b>
<b>TOTAL EXPENSES</b>	<b>298,216</b>	<b>976,058</b>	<b>691,254</b>	<b>284,804</b>	<b>996,845</b>	<b>(305,591)</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>209,183</b>	<b>(468,397)</b>	<b>(215,251)</b>	<b>253,146</b>	<b>(186,695)</b>	<b>28,556</b>

Insurance Developer Paid \$ 82,547.00