



Vista at Montaine Community Association  
Virtual 2025 Budget Ratification Meeting

November 18, 2024 | 4:00 p.m.

<https://zoom.us/j/94096591260?pwd=Tya3ulqdGuar1PDa2LayGj7amcyFIU.1>

Meeting ID: 940 9659 1260

Passcode: 358473

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## Agenda

- I. Welcome
- II. Call to Order
- III. Presentation of 2025 Budget
- IV. New Business
  - a. Ratification of 2025 Budget
- V. Call to Members
- VI. Adjournment

### Meeting Rules:

During the Call to Members portion of the meeting, each attendee may address the Board for up to three (3) minutes on items not included on this Agenda. During the Business portion of the meeting, each attendee may address the Board for up to three (3) minutes per item before the Board takes any action on the business items noted in this Agenda. Staff may briefly respond to statements made or questions posed.

**VISTA**  
AT MONTAINE  
**Vista at Montaine**  
**2025 Budget**

Vista Community Association Assessments	\$	165
<b>REVENUE</b>		
Association Assessment	\$	647,295
Builder Assessments		59,895
New Member Fee		-
Working Capital		102,960
Revenue Offsets		-
<b>NET REVENUE</b>	<b>\$</b>	<b>810,150</b>
<b>OPERATING EXPENSES</b>		
Administrative	\$	459,920
Amenity Maintenance		260,950
Communications		38,128
Community Engagement		60,630
Landscaping		85,200
Reserve Expenditures		-
Utilities		52,000
<b>NET OPERATING EXPENSES</b>	<b>\$</b>	<b>956,828</b>
<b>SURPLUS (DEFICIT) BEFORE OTHER EXPENSES</b>	<b>\$</b>	<b>(146,678)</b>
<b>OTHER EXPENSES</b>		
Montaine Circle Shared Expenses		40,016
<b>TOTAL SURPLUS (DEFICIT)</b>		<b>(186,695)</b>