

Vista at Montaine
2025 Forecast & 2026 Budget

2024 Actual	2025 Budget	2025 Forecast	2025 Budget to Forecast Variance	2026 Budget	2026 Budget Draft to 2025 Forecast Variance	Percentage Change to Forecast
OPERATIONS DRAFT						

INCOME

ASSESSMENT REVENUE

Monthly Assessment	420,861	647,295	714,101	66,806	944,034	229,933	24%
Builder Assessments	29,520	59,895	26,530	(33,365)	16,926	(9,604)	-57%
Late Interest	-	-	-	-	-	-	0%
Special Service Area	-	-	-	-	-	-	0%
TOTAL Assessment Revenue	450,381	707,190	740,631	33,441	960,960	220,329	23%

PROPERTY TRANSFER FEES

New Member Fee	16,088	-	(459,647)	(459,647)	28,500	488,147	1713%
Working Capital	70,200	102,960	101,190	(1,770)	54,600	(46,590)	-85%
TOTAL Property Transfer Fees	86,288	102,960	(358,457)	(461,417)	83,100	441,557	531%

ENFORCEMENT FEES

Collection Fees	3,585	-	5,425	5,425	2,400	(3,025)	-126%
Late Fees	4,150	-	4,625	4,625	2,400	(2,225)	-93%
Returned Item Fee	200	-	350	350	300	(50)	-17%
TOTAL Enforcement Fees	7,935	-	10,400	10,400	5,100	(5,300)	-104%

PROGRAM & AMENITY REVENUES

Facility & Park Rentals	-	-	5,513	5,513	5,400	(113)	-2%
TOTAL Program & Amenity Revenues	-	-	5,513	5,513	5,400	(113)	-2%

OTHER REVENUE

Facility Access Fee	105	-	70	70	-	(70)	0%
Interest Income	1,849	-	119	119	-	(119)	0%
Bank Interest	-	-	742	742	660	(82)	-12%
Developer Subsidy	-	-	386,317	386,317	-	(386,317)	0%
Adjustments-Prev Mgmt Co	-	-	(26)	(26)	-	26	0%
Reimbursement Receipts	961	-	131	131	-	(131)	0%
TOTAL Other Revenue	2,915	-	387,353	387,353	660	(386,693)	-58590%

REVENUE OFFSETS

N/A	-	-	-	-	-	-	0%
TOTAL Revenue Offsets	-	-	-	-	-	-	0%

TOTAL INCOME

TOTAL INCOME	547,519	810,150	785,439	(24,711)	1,055,220	269,781	26%
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EXPENSES

ADMINISTRATIVE

Accounting Fee	5,381	12,500	28,799	(16,299)	17,550	11,249	-64%
Bad Debt Expense	-	-	-	-	-	-	0%
Bank Charges	75	-	80	(80)	120	(40)	33%
Business Permits & Licenses	-	-	26	(26)	26	-	0%
Payment Processing Fees	-	-	-	-	-	-	0%
Comp - Srv & Sup	-	-	1,750	(1,750)	3,000	(1,250)	42%



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Website & Software	-	-	-	-	-	-	0%
Coupons and Statements	1,321	2,100	6,574	(4,474)	2,700	3,874	-143%
Custodial	-	-	-	-	-	-	0%
Returned Item Fee	-	-	-	-	-	-	0%
Design Review Expense	4,800	4,000	9,500	(5,500)	10,650	(1,150)	11%
Copies	-	-	-	-	-	-	0%
Dues & Subscriptions	1,766	5,000	377	4,623	284	93	-33%
Governance Mailing	1,128	-	1,758	(1,758)	1,760	(2)	0%
Insurance	-	82,547	34,181	48,366	58,040	(23,859)	41%
Office Equipment Lease	-	-	-	-	-	-	0%
Legal Fees - General Counsel	8,845	4,000	12,030	(8,030)	12,800	(771)	6%
Mgmt Fee-Staffing	207,216	273,785	192,381	81,404	174,645	17,736	-10%
Mgmt Fee-Tech	4,565	5,220	2,490	2,730	-	2,490	0%
Mgmt Fee-Doors	32,400	32,400	32,400	-	32,400	-	0%
Mgmt Fee-Ambassador	120	24,960	3,500	21,460	13,200	(9,700)	73%
Management Collection Fees	5,660	1,200	9,537	(8,337)	3,600	5,937	-165%
Meetings	-	-	440	(440)	1,000	(560)	56%
Misc Expenses	12	-	(10)	10	-	(10)	0%
Office Equipment	-	-	(119)	119	-	(119)	0%
Office Equipment Rental	1,982	4,200	3,658	543	3,300	358	-11%
Office Supplies	1,485	5,000	1,677	3,323	1,800	(123)	7%
Permits & Licenses	-	2,000	20	1,980	10	10	-100%
Postage	1,588	1,008	1,696	(688)	1,830	(135)	7%
Property Tax & Sales Tax	-	-	-	-	-	-	0%
Reserve Study	4,450	-	-	-	-	-	0%
Storage	370	-	3,045	(3,045)	2,868	177	-6%
Telephone & Internet	-	-	-	-	-	-	0%
Shared Administration Expenses	96,668	40,016	53,505	(13,489)	55,364	(1,859)	3%
TOTAL Administrative	379,831	499,936	399,294	100,643	396,947	2,346	-1%
COMMUNICATIONS							
Digital Tools & Support	16,402	38,128	28,559	9,569	32,643	(4,084)	13%
Reserves Allocation	-	-	-	-	-	-	0%
Allocation of Cap Contribution to Reserve	-	-	-	-	-	-	0%
Promotional Tools & Collateral	-	-	-	-	-	-	0%
TOTAL Communications	16,402	38,128	28,559	9,569	32,643	(4,084)	13%
UTILITIES							
Electric	11,367	22,400	14,174	8,226	18,100	(3,926)	22%
Gas - Parks & Amenities	-	16,800	28,404	(11,604)	16,200	12,204	-75%
Water & Sewer	10,285	12,800	24,045	(11,245)	24,000	45	0%
Trash Collection-Community Wide	-	-	-	-	-	-	0%
TOTAL Utilities	21,653	52,000	66,622	(14,622)	58,300	8,322	-14%
LANDSCAPING							
Irrigation System	10,413	20,000	11,684	8,316	9,150	2,534	-28%

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AT MONTAINE

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Landscape Maintenance	44,202	60,200	42,056	18,144	58,600	28%
Tree Rml & Replacement	-	5,000	-	5,000	5,000	100%
TOTAL Landscaping	54,615	85,200	53,740	31,460	72,750	26%

AMENITY MAINTENANCE

Amenities	1,653	13,300	11,791	1,509	15,000	21%
Building Maint - Repairs & Supplies	7,917	-	-	-	21,400	100%
Exercise Equip-Purch, Maint, Rprs	-	-	-	-	-	0%
Facility Security Access System	160	-	9,534	(9,534)	12,480	24%
Fire & Safety	715	1,000	1,721	(721)	1,000	-72%
Gate Access Repairs & Supplies	-	6,000	-	6,000	-	0%
HVAC Service	1,855	1,800	3,142	(1,342)	4,800	35%
Internet & TV	4,094	6,600	6,606	(6)	6,420	-3%
Janitorial	29,216	28,560	30,824	(2,264)	32,300	5%
Custodial Supplies	9,553	8,800	10,549	(1,749)	13,200	20%
Lighting & Electric	-	1,500	-	1,500	-	0%
Miscellaneous	395	-	-	-	-	0%
Pest Control	850	3,000	1,140	1,860	1,200	5%
Plumbing	516	1,800	2,268	(468)	1,800	-26%
Pool Maintenance	55,684	54,000	73,665	(19,665)	68,000	-8%
Pool Equipment & Repairs	3,893	900	5,191	(4,291)	1,250	-315%
Security	900	5,040	-	5,040	-	0%
Site Signage	298	-	-	-	-	0%
Site Improvements/Start Up Costs	-	-	-	-	-	0%
Snow Removal	28,114	60,000	17,375	42,626	50,000	65%
Waste Services	55,628	65,860	84,574	(18,714)	93,945	10%
Window Cleaning	1,632	2,790	3,800	(1,010)	4,750	20%
TOTAL Amenity Maintenance	203,073	260,950	262,179	(1,229)	327,545	20%

OTHER EXPENSES

Contingency	-	-	-	-	-	0%
TOTAL Other Expenses	-	-	-	-	-	0%

COMMUNITY ENGAGEMENT

Cafe Expense	5,364	7,200	7,395	(195)	6,000	-23%
Fitness Supplies	492	3,500	1,315	2,185	1,800	27%
Fitness Classes	-	5,400	2,150	3,250	5,400	60%
Community Support	1,355	1,800	131	1,669	1,500	91%
Community Welcoming Program	760	3,750	3,217	533	6,000	46%
Community Wide Programs	24,250	15,000	20,070	(5,070)	20,400	2%
CWP-Spring Celebration	2,995	3,500	2,148	1,352	3,000	28%
CWP-July 4 Celebration	8,282	6,000	3,302	2,698	12,000	72%
CWP-Halloween Celebration	979	3,000	4,500	(1,500)	3,000	-50%
CWP-Holiday Celebration	528	4,500	1,476	3,024	4,500	67%
Holiday Decorations	3,461	4,980	7,299	(2,319)	3,300	-121%



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Supplies	1,979	2,000	2,386	(386)	2,400	(14)	1%
TOTAL Community Engagement	50,444	60,630	55,390	5,240	69,300	(13,910)	20%
RESERVE EXPENDITURES							
Reserve Contributions	-	-	-	-	-	-	0%
TOTAL Reserve Expenditures	-	-	-	-	-	-	0%
TOTAL EXPENSES	726,018	996,845	865,784	131,060	957,485	(91,701)	10%
NET SURPLUS (DEFICIT)	(178,500)	(186,695)	(80,345)	(155,771)	97,735	361,482	182%