

Vista Townhomes at Heritage Bay Association						
Adopted Budget				# of Units:	104	
For the Period of January 1, 2025 through December 31, 2025				Date:	11/22/2024	
	2024	YTD	2024	2025	Draft	
	Working	Actual	Estimated	Draft	Quarterly	
Income	Budget	10/31/2024	Year End	Budget	Budget	
4145	Operating Assessment	203,257	169,381	203,257	175,127	43,782
4150	Reserve Assessment	21,943		21,943	21,776	5,444
4155	Commons Fee	271,088	225,907	271,088	291,065	72,766
4190	Special Assessment		104,000	104,000		
4200	Late Charge Fees/Interest		13,011	17,000		
4240	Operating Interest		443			
4255	Legal Fees Recovered		6,426			
4290	Application Fees		5,400			
4295	Miscellaneous Income		350			
4305	Returned Check Charges	-			-	
	Total Income	\$ 496,288	\$ 524,918	\$ 617,288	\$ 487,968	\$ 121,992
	Expenses					
	Administrative Expenses					
6025	Corporate Annual Report	61	61	61	61	15
6040	Management / Accounting	22,500	6,500	8,300	26,300	6,575
6050	Office Expense / Postage	8,000	1,656	2,000	2,000	500
6051	Bank Fees	250	49	49	100	25
6056	Professional / Legal Fees	10,000	8,112	10,000	12,000	3,000
6058	Tax Return Preparation	275	275	275	325	81
	Utilities					
6100	Electricity	4,020	3,208	3,880	4,000	1,000
	Grounds Maintenance					
6162	Sod/Plantings	4,000	419	419	2,500	625
6166	Palm Tree Trimming	2,650	-	-	2,750	688
6167	Mulch	6,500	6,670	6,670	7,000	1,750
6169	Pest Control - Bait Stations	-	-	-	-	-
	Building Maintenance					
6190	Building Maintenance/Repair	5,000	5,003	5,500	7,500	1,875
6194	Janitorial/Pressure Cleaning	6,000	-	-	3,000	750
6210	Alarm Monitoring / Contract	4,238	2,828	2,828	6,072	1,518
6214	Fire Sprinkler Inspection	2,500	6,280	6,280	7,500	1,875
6215	Fire Extinguisher Repairs	1,200	3,477	3,477	2,250	563
6216	Annual Fire Alarm/Ext Inspect	-	2,706	2,706	6,050	1,513
6220	Alarm Repairs	5,000	5,676	5,676	3,500	875
	Miscellaneous					
6300	Commons Fee	271,088	225,906	271,906	291,065	72,766
6305	Contingency	121	-	-	219	55
6307	Bad Debt	35,000	1,281	1,281	10,000	2,500
	Insurance					
6310	Insurance - Package	85,942	67,753	81,303	72,000	18,000
	Total Operating Expenses	\$ 474,345	\$ 347,860	\$ 412,611	\$ 466,192	\$ 116,548
6430	Reserves	21,943	18,286	21,943	21,776	5,444
	Surplus	-			-	-
	Total Townhomes Expenses	\$ 496,288	\$ 366,146	\$ 434,554	\$ 487,968	\$ 121,992

Vista Townhomes at Heritage Bay Association, Inc.

Management's Adopted Budget for Reserves, Capital Expenditures And Deferred Maintenance

For the Period of January 1, 2025 through December 31, 2025

Item	Estimated Life When New (Years)	Estimated Replacement Cost	2024 Estimated Remaining Life (Years)	10/31/2024 Current Reserve Balance	Add'l Reserve Funding 2024	Estimated Reserve Balance 12/31/2024	Additional Reserves Required	Annual Funding Required 2025	Quarterly Funding Required 2025
Roof	25	550,000	18	149,534	3,657	158,033	391,967	21,775.92	5,443.98
Painting Exterior	5	126,500	1	59,241	63,263	126,500	-	-	-
Unallocated Interest				8,018	820	-	-	-	-
Total		<u>\$ 676,500</u>		<u>\$ 216,793</u>	<u>\$ 67,740</u>	<u>\$ 284,533</u>	<u>\$ 391,967</u>	<u>\$ 21,776</u>	<u>\$ 5,443.98</u>

Vista Townhomes at Heritage Bay Association, Inc.

Adopted Budget

For the Period of January 1, 2025 through December 31, 2025

(For 104 Units)

	<u>Annually</u>	<u>Quarterly</u>
Operating Assessment	466,192.00	116,548.00
Reserve Assessment	<u>21,775.92</u>	<u>5,443.98</u>
Assessment Due \$	\$ 487,967.92	\$ 121,991.98

Quarterly Fees (\$121991.98/104 units):

\$1,173.00