

The Vistas at Walking Stick HOA						
2023 Budget	Revised 5/04/23					
	2023	2023	Proposed			Budget
	Lot	Annual	Budget	Actual	Budget	Variance
	Count	Dues	2023	2022	2022	2022
Annual Assessments						
Lots with Homes	37	\$ 550	20,350	12,300	14,300	(2,000)
Vacant Lots	68	\$ 350	23,800	24,850	27,650	(2,800)
Total Annual Assessments	105		44,150	37,150	41,950	(4,800)
Special Assessment	105	\$ 100	10,500			
Total Assessments			54,650			
Expenditures						
Administrative						
HOA Management			4,800	4,400	4,800	400
Office Supplies & Postage			200	127	300	173
Insurance			3,200	3,082	3,000	(82)
Total Administrative Costs			8,200	7,609	8,100	491
Landscaping Costs:						
Landscaping Service			13,800	6,750	14,000	7,250
Landscaping Repairs			20,000	18,610	1,000	(17,610)
Entrance Lighting			-	804	-	(804)
Maintenance Supplies			-	-	3,000	3,000
Water utilities			7,500	7,125	14,000	6,875
Electric utilities			300	208	150	(58)
Total Landscaping Costs			41,600	33,496	32,150	(1,346)
Total Expenses			49,800	41,105	40,250	(855)
Net Surplus (Deficit)			4,850	(3,955)	1,700	(5,655)
Beginning Surplus (Deficit)			(3,955)	-	-	
Ending Surplus (Deficit)			895	(3,955)	1,700	