

**THE VISTAS AT WALKING STICK HOA
PROPOSED 2026 ANNUAL BUDGET**

<u>OPERATING BUDGET</u>	UNITS	2025 Budget	2025 Actuals	2026 Budget
INCOME				
Lots with Homes - \$575.00	36	19,250.00	18,924.98	20,700.00
Vacant Lots - \$375.00	67	25,875.00	32,174.54	25,125.00
Status Letter/Setup Fees/DR Fees			1,725.00	
Late Fees			1,144.46	
TOTAL INCOME		45,125.00	53,968.98	45,825.00
EXPENSES				
<i>Administrative Expenses</i>				
Management Fees		4,800.00	4,800.00	4,800.00
Office Supplies		100.00	60.88	100.00
Postage		100.00	-	100.00
Insurance		3,400.00	3,654.00	3,847.00
<i>Total Administrative Expenses</i>		8,400.00	8,514.88	8,847.00
<i>Operating Costs</i>				
Landscaping Services		14,400.00	13,900.05	13,450.00
Landscaping/Sprinkler Repairs		3,000.00	6,346.03	4,000.00
Debris Removal			4,180.90	2,000.00
Water Utilities		13,500.00	9,141.94	13,500.00
Electric Utilities		550.00	312.77	550.00
<i>Total Operating Costs</i>		31,450.00	33,881.69	33,500.00
TOTAL OPERATING EXPENSES		39,850.00	42,396.57	42,347.00
NET INCOME		5,275.00	11,572.41	3,478.00

PROJECT RESERVE BUDGET

Beginning Reserve Balance	\$8,000
2025 Reserve Contribution	\$9,800
New Reserve Balance	\$17,800

Bank Balance as of 3/31/26 \$23,951.61

As of 04/08/2026

2026 Past Due Lots/Homes	2,990.57
2026 Past Due Vacant Lots	4,179.84
2026 Past Due Balance	7,170.41

Went from 104 to 103 due to parcel rearrangements