

Vistas at Tiara Rado Approved 2026 Budget

Income	Budget '25	Actual '25	Approved '26
HOA Assessment (\$300/mo x 12 x 10 units)	36,000.00	33,587.76	36,000.00
Reimbursed Expense (Vistas Phase 2)	0.00		0.00
Prepaid Fees	0.00	1,300.00	0.00
Interest on bank accounts	0.00	462.64	0.00
Late Fees Collected	0.00	12.24	0.00
Total income	36,000.00	35,362.64	36,000.00
Fixed Expenses	Budget '25	Actual '25	Approved '26
Repair & Maintenance	200.00	1,120.97	1,000.00
Asphalt Repair	1,000.00	1,330.00	2,000.00
Painting/Exterior Maintenance	500.00	1,158.33	1,000.00
Common Area Improvements	1,500.00	4,812.00	1,500.00
Landscape Maintenance-On Contract	0.00	0.00	3,000.00
Landscape Maintenance-Off contract	5,000.00	2,255.00	1,000.00
Lien/Filing & Processing Fees	200.00	0.00	100.00
Roof Repair/Replacement/Maintenance	0.00	163.73	500.00
Irrigation System Expense	1,500.00	2,140.00	2,000.00
Irrigation Water/Shares	215.00	215.00	300.00
Management	4,200.00	4,200.00	4,620.00
Insurance	7,000.00	6,712.67	8,283.00
Electricity	800.00	387.68	600.00
Trash	3,300.00	3,645.98	3,800.00
Postage & Mailing	300.00	174.00	300.00
Legal & Accounting	150.00	140.00	140.00
Taxes & Licenses	70.00	69.00	70.00
Reserve Contribution			7,200.00
Subtotal fixed expenses	25,935.00	28,524.36	37,413.00
Difference between income and expenses	10,065.00	6,838.28	-1,413.00
Cash in Checking Account 12/22/2025	22,436.24		