

**View Ridge
Division 95
2025-26 Budget
38 Units**

Monthly/Unit		Monthly/Unit	
View Ridge Assessments	2024-25	2025-2026	% <i>Inc / Dec</i>
Neighborhood Assessment	\$ 292.74	\$ 323.84	10.62%
	\$ Increase / Decrease	\$ 31.10	
IHCA Master Assessment	\$ 84.00	\$ 87.00	3.57%

INCOME	2024-25	YTD	2025-26	2025-26
	Budget	Actual	Budget	Inc / Dec
Neighborhood Assessments	133,491	133,491	147,670	14,179
TOTAL INCOME	133,491	133,491	147,670	14,179

NEIGHBORHOOD EXPENSES

Maintenance Expenses				
Utilities - Electric and gas	158	132	174	16
Landscaping - Contract	11,228	11,119	11,565	337
Landscaping - Non Contract	2,500	1,000	2,500	-
Irrigation - Common Areas	4,000	2,306	4,000	-
Irrigation Maintenance and Repair	500	250	500	-
Pest Control	700	-	800	100
Gutter/Roof Maintenance	2,765	0	2,000	(765)
Gutter Cleaning	1,765	2,100	2,100	335
Dryer Vent Cleaning	1,256	1,341	1,341	85
Inclement Weather	400	-	400	-
Neighborhood Maintenance	1,000	-	1,000	-
TOTAL MAINTENANCE	26,272	18,248	26,380	108

Administrative Expenses				
Management Fees	9,135	9,135	9,410	275
Reserve Study	1,233	1,121	1,121	(112)
Legal Fees	300	-	300	-
Property Insurance	20,617	21,243	24,429	3,812
Neighborhood Contingency	500	-	500	-
Federal Income Tax Return	434	530	530	96
TOTAL ADMINISTRATIVE	32,219	32,029	36,290	4,071

TOTAL OPERATING EXPENSE	58,491	50,277	62,670	4,179
ANNUAL RESERVE CONTRIBUTION	75,000	75,000	85,000	10,000
TOTAL EXPENSES	133,491	125,277	147,670	14,179

Reserve Budget	2024-25	Actual	2025-2026	
Beginning Balance	471,722	310,240	383,094	48% Funded by
Contribution	75,000	75,000	85,000	My recommendation
Interest Income	0	1,412	1,400	
Total Reserves:	546,722	386,652	469,494	

Expenses		2025	
Phase 2 painting	187,000	0	
Roofs: Inspect, Clean & Repair	0	5,840	Roof cleaning
Concrete work as needed	5,250	1,000	
Siding: Repair	33,100	3,558	0
Total Expenses:	225,350	3,558	6,840
Ending Balance:	321,372	383,094	462,654