

# Is a 10% Assessment & Reserve Enough?

| Park Vista V        |                        | 2025 BUDGET | 2026 BUDGET   | 2026 vs 2025 |
|---------------------|------------------------|-------------|---------------|--------------|
| <b>Income</b>       |                        |             |               |              |
|                     | 4010 Arch Dep          | -           |               |              |
|                     | 4000 Assessment Income | 702,147.15  | \$ 772,361.87 | \$ 70,214.72 |
|                     | 4104 Cable Fee         | 42,336.00   | \$ 42,336.00  | \$ -         |
| <b>Total Income</b> |                        | 744,483.15  | \$ 814,697.87 | \$ 70,214.72 |

October 2025 Cash Reserves: \$142,368.57

October 2025 Cash Operating: \$(27,002.36)

October 2025 Total Cash: \$115,366.21

Special Assessment: \$ 35,000.00

Total Cash after Special: **\$150,366.21**

YTD Opex Budget vs Actual: \$40,820.81 (over budget)

YTD Under Seeding: \$11,583.00 (under budget)

2026 3% Opex Annual Inflation: \$22,639.53 (3% x 2025 actual)

Assessment Needed: **\$75,043.34**

- **Minimum reserve recommended ~\$75k (10% of operating budget)**
- **Regular assessment, likely sufficient for 2026 depending on water usage (\$20k over budget) & inflation.**