November 20, 2025

Re: 2026 Assessment Increase

Dear Vistas of Lake Geneva Homeowner:

We have made a practice of keeping assessment levels as close as possible to the actual costs we incur each year for our service contracts.

Per Article 3 and Article 6 of the Declaration of Covenants for Vistas of Lake Geneva, the Association shall be authorized to fix the annual assessment in an amount sufficient to meet the costs and expenses of the Association.

Attached please find the 2026 Operations Budget. As you will see, the 2026 operating budget came in at $36,816. This amount divided between 59 lot owners equates to a monthly assessment fee of $52.00.

Please adjust your payment starting January 1, 2026 to account for this $5.00 extra monthly charge.

If you have any questions, please feel free to contact our office.

Sincerely,

Justin Heinz
President

Enc.: 2026 Budget

SHODEEN

SHODEEN GROUP, LLC
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Geneva, Illinois 60134

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7180 Vistas of Lake Geneva HO Assoc Inc
Group of Profit Centers 00 - Original Budget
For Fiscal Year 2026

	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Revenue													
44000 Income	36816	3068	3068	3068	3068	3068	3068	3068	3068	3068	3068	3068	3068
Net Revenue	36816	3068	3068	3068	3068	3068	3068	3068	3068	3068	3068	3068	3068
Operating Expenses													
54150 Maintenance Wages -	0	0	0	0	0	0	0	0	0	0	0	0	0
54350 Landscaping	12752	0	0	0	1552	1600	1600	1600	1600	1600	1600	1600	0
54155 Maintenance Wages -	1200	300	300	300	0	0	0	0	0	0	0	0	300
54440 Snow Removal	4748	2000	1500	498	0	0	0	0	0	0	0	0	750
89900 Miscellaneous Expen	25	0	0	0	0	0	0	0	0	0	25	0	0
54130 Maintenance Wages -	800	0	0	200	0	200	0	200	0	200	0	0	0
53500 Management Fees	7080	590	590	590	590	590	590	590	590	590	590	590	590
56300 Pond Maintenance	4900	0	0	0	700	700	700	700	700	700	700	0	0
85500 Insurance Expense	4571	364	364	364	364	364	393	393	393	393	393	393	393
87100 Accounting	680	0	0	0	0	0	0	0	0	0	0	0	680
Total Operating Expenses	36756	3254	2754	1952	3206	3454	3283	3483	3283	3483	3308	2583	2713
Income(Loss) Before Other Ex	60	186-	314	1116	138-	386-	215-	415-	215-	415-	240-	485	355
Other Expenses (Income)													
85000 Real Estate Taxes	60	5	5	5	5	5	5	5	5	5	5	5	5
Total Other Expenses	60	5	5	5	5	5	5	5	5	5	5	5	5
Net Income (Loss)	0	191-	309	1111	143-	391-	220-	420-	220-	420-	245-	480	350