Falls 2004 HOA
Approved 2026 Budget

Income	2025 Approved	*2025 Actual YTD	2025 Projected	2026 Approved
Assessments (50 x $400)	20,000.00	17,925.80	21,925.80	21,000.00
Interest Income	0.00	482.17	822.17	500.00
Late Fees	0.00	0.00		0.00
Violations/Fines	0.00	50.00	50.00	0.00
Total Income	**20,000.00**	**18,457.97**	**22,797.97**	**21,500.00**

Expenses	2025 Approved	*2025 Actual YTD	2025 Projected	2026 Approved
Landscape Maint-On Contract	3,200.00	2,103.36	3,155.00	3,300.00
Landscape Maint-Off Contract	500.00	85.00	85.00	150.00
Landscape Improvements	750.00	0.00	0.00	750.00
Tree/Shrub Maintenance	500.00	0.00	0.00	500.00
Repair & Maintenance	300.00	0.00	0.00	300.00
Fence Maintenance	500.00	0.00	0.00	500.00
Snow Removal	800.00	0.00	400.00	600.00
Irrigation System Expense	3,000.00	531.25	850.00	1,500.00
Irrigation Water	1,500.00	1,980.00	3,168.00	3,200.00
Management	4,800.00	3,200.00	4,800.00	4,800.00
Insurance	1,500.00	1,738.00	1,738.00	2,300.00
Property Inspections	150.00	70.00	140.00	150.00
Legal & Accounting	140.00	140.00	140.00	150.00
Income Tax	150.00	277.00	277.00	300.00
Taxes & Licenses	60.00	69.00	69.00	80.00
Postage & Mailing	600.00	385.50	503.25	600.00
Misc. Expense / Meeting Expense	0.00	0.00	100.00	150.00
Reserve Fund	0.00	0.00	5,000.00	1,500.00
Total Expenses	**18,450.00**	**10,579.11**	**20,425.25**	**20,830.00**
Net Income	**1,550.00**	**7,878.86**	**2,372.72**	**670.00**

Balance Operating Account 8/20/25	9,463.71
Balance Money Market Account 8/20/25	12,772.62
Balance CD 8/20/25	27,037.80
Total Cash as of 8/20/25	**49,274.13**

***2025 Actual YTD is as of 8/20/25**