Centra Falls Homeowners Association, Inc.

FY2026 BUDGET PLANNING

2025 DUES	2026 DUES*	CHANGE*
$355.33	$355.33	$0.00

* = Projection Only

	FISCAL YEAR 2025		FY2026		
INCOME	FY2025 BUDGET	FYE PROJECTION	FY26 Budget	CHANGE	**RATIONALE**
Association Fee Income (Regular Dues)	$348,995.00	$374,596.23	$348,997.00	$2.00	
Bank Interest	$0.00	$894.12	$18,420.00	$18,420.00	Based upon settlement funds
Special Assessment Income	$0.00	$98,819.21	$0.00	$0.00	
Late Fee Income	$0.00	$5,039.96	$0.00	$0.00	
NSF Fee Income	$0.00	$46.67	$0.00	$0.00	
Reserves Income	$30,500.00	$6,944.45	$30,500.00	$0.00	
TOTAL INCOME	**$379,495.00**	**$486,340.64**	**$397,917.00**	**$18,422.00**	

EXPENSES	FY2025 BUDGET	FYE PROJECTION	FY26 Budget	CHANGE	
ADMINISTRATION					
Admin - Legal Fees	$5,000.00	$0.00	$5,000.00	$0.00	
Admin - Management Fees	$16,800.00	$21,466.67	$16,800.00	$0.00	
Admin - Office / Printing / Postage	$300.00	$866.67	$875.00	$575.00	Based upon FYE 25 Projection
Admin - Permit & Licensing Fees	$820.00	$3,682.60	$2,800.00	$1,980.00	All permitting and licensing for Association.
Admin - Website Expense	$405.00	$445.93	$425.00	$20.00	Increase in costs by vendor
ADMINISTRATION TOTAL	**$23,325.00**	**$26,461.87**	**$25,900.00**	**$2,575.00**	
CONTINGENCY					
Gym Equipment Lease & Maintenance	—	—		—	Must be filled in. Waiting on bids.
Contingency	$5.00	$0.00	$5.00	$0.00	
CONTINGENCY TOTAL	**$5.00**	**$0.00**	**$5.00**	**$0.00**	
FIRE & SAFETY					
Fire - Alarm Monitoring	$1,255.00	$959.92	$900.00	($355.00)	Invoicing (actual) reflects less cost here.
Fire - Alarm Repairs	$1,000.00	$1,453.93	$1,100.00	$100.00	Based upon FYE Projection plus unanticipated repairs.
FIRE & SAFETY TOTAL	**$2,255.00**	**$2,413.85**	**$2,000.00**	**($255.00)**	
INSURANCE					
Insurance (All)	$145,000.00	$117,101.57	$145,000.00	$0.00	
INSURANCE TOTAL	**$145,000.00**	**$117,101.57**	**$145,000.00**	**$0.00**	
JANITORIAL					
Janitorial - Service	$11,000.00	$24,556.76	$20,000.00	$9,000.00	Based upon the amount of work performed in FY2025.
Janitorial - Pressure Washing	$12,000.00	$0.00	$15,000.00	$3,000.00	Increased to FY2025 actual payments anticipated.
JANITORIAL TOTAL	**$23,000.00**	**$24,556.76**	**$35,000.00**	**$12,000.00**	
LANDSCAPING					
Landscaping - All	$75,000.00	$87,932.00	$75,000.00	$0.00	
Landscaping - Rodent Control	$2,000.00	$600.00	$2,000.00	$0.00	
Landscaping - Replacements	$5,000.00	$6,100.00	$15,000.00	$10,000.00	Anticipating replacements per owner concerns
LANDSCAPING TOTAL	**$82,000.00**	**$94,632.00**	**$92,000.00**	**$10,000.00**	
POOL					
Pool - Maintenance	$6,000.00	$19,535.33	$6,000.00	$0.00	
Pool - Repairs	$12,000.00	$2,756.49	$6,000.00	($6,000.00)	Most items under 1 yr warranty for 2026.
POOL TOTAL	**$18,000.00**	**$22,291.83**	**$12,000.00**	**($6,000.00)**	
REPAIRS & MAINTENANCE					
Repairs & Maintenance - General	$7,000.00	$4,472.19	$7,000.00	$0.00	
Repairs & Maintenance - Electrical	$5,000.00	$7,004.00	$5,000.00	$0.00	
Repairs & Maintenance - Access (Gates)	$3,600.00	$10,545.41	$3,600.00	$0.00	
Repairs & Maintenance - Plumbing	$1,000.00	$0.00	$1,000.00	$0.00	

Repairs & Maintenance - Roofs	—	—	$0.00	$0.00	
Repairs & Maintenance - Holiday Lighting / Decorations	$3,000.00	$0.00	$3,000.00	$0.00	
REPAIRS & MAINTENANCE TOTAL	**$19,600.00**	**$22,021.60**	**$19,600.00**	**$0.00**	
RESERVES					
Reserves Contribution	$30,500.00	$0.00	$30,500.00	$0.00	
RESERVES TOTAL	**$30,500.00**	**$0.00**	**$30,500.00**	**$0.00**	
SECURITY					
Security - Repairs / Replacements	$2,500.00	$0.00	$2,500.00	$0.00	
Security - Guest Parking Registration	—	—	$1,500.00	$1,500.00	Driven by complaints.
SECURITY TOTAL	**$2,500.00**	**$0.00**	**$4,000.00**	**$1,500.00**	
UTILITIES					
Utilities - Electricity	$19,000.00	$16,002.09	$17,500.00	($1,500.00)	Based upon actual expenses, plus pool refurbish. (Efficiency)
Utilities - Gate Software	—	—	$3,012.00	$3,012.00	Based upon actual expenses.
Utilities - Internet	$5,100.00	$2,054.40	$2,100.00	($3,000.00)	Board was able to reduce cost early in 2025.
Utilities - Trash / Recycling	$1,310.00	$1,313.85	$1,400.00	$90.00	Based upon actual expenses.
Utilities - Water & Sewer	$7,900.00	$13,854.56	$7,900.00	$0.00	Pool was refurbished. Spending should return to normal levels.
UTILITIES TOTAL	**$33,310.00**	**$34,898.24**	**$31,912.00**	**($1,398.00)**	
TOTAL EXPENSES	**$379,495.00**	**$344,377.72**	**$397,917.00**	**$18,422.00**	

NET OPERATING INCOME	FY2025 BUDGET	FYE PROJECTION	FY26 Budget	CHANGE
TOTAL INCOME	$379,495.00	$486,340.64	$397,917.00	$18,422.00
TOTAL EXPENSES	$379,495.00	$344,377.72	$397,917.00	$18,422.00
NET OPERATING INCOME	**$0.00**	**$141,962.92**	**$0.00**	**$0.00**