

Falcon Heights Condominium Assn.
2026
DRAFT
Budget

2026 DRAFT Budget	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan - Dec 26
Income													
4000 • Condominium Fees	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	66,700.00	800,400.00
Estimated Past Due Collecte	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
4001 • Late Fees Collected	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
4002 • RV Lot Fees	1,165.00	490.00	430.00	900.00	385.00	340.00	465.00	780.00	340.00	540.00	620.00	420.00	6,875.00
4003 • Community Hall Rental	300.00	100.00	150.00	150.00	100.00	150.00	100.00	150.00	250.00	250.00	240.00	150.00	2,090.00
4007 • Transfer Fees	0.00	350.00	1,050.00	1,050.00	1,050.00	0.00	350.00	350.00	0.00	350.00	350.00	700.00	5,600.00
4010 • Interest Income	7.00	5.00	6.00	6.00	46.00	30.00	31.00	11,000.00	35.00	42.00	6.00	45.00	11,259.00
4018 • Fines Collected	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
Total Income	70,932.00	70,405.00	71,086.00	71,566.00	71,041.00	69,980.00	70,406.00	81,740.00	70,085.00	70,642.00	70,676.00	70,775.00	859,344.00
Expense													
1000 • Administrative Expenses													
1001 • Liab. Ins., D&O, Bond	2,385.00	2,385.00	2,385.00	2,385.00	2,385.00	2,385.00	2,385.00	2,385.00	2,500.00	2,500.00	2,500.00	2,500.00	29,080.00
1002 • Managing Agent Fees	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
1003 • Security Gate	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	470.00	5,640.00
1004 • Postage	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,000.00
1005a • Legal Fees	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
1005b • Accounting Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
1006 • Merchant deposit fees	2,100.00	1,400.00	1,350.00	1,120.00	1,300.00	1,400.00	1,100.00	1,300.00	1,400.00	1,200.00	1,350.00	1,300.00	16,320.00
1008 • Fees & Dues	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
1010 • Office Supplies	250.00	75.00	15.00	300.00	15.00	25.00	25.00	100.00	15.00	75.00	200.00	200.00	1,095.00
1011 • Events	200.00	25.00	25.00	200.00	100.00	0.00	40.00	100.00	0.00	25.00	100.00	25.00	840.00
1014 • Bank Service Charges	5.00	5.00	22.00	5.00	50.00	29.00	5.00	35.00	5.00	10.00	5.00	5.00	172.00
1018 • Misc Admin Expense	200.00	200.00	100.00	100.00	25.00	150.00	250.00	75.00	100.00	50.00	200.00	50.00	1,500.00
1013 • Investment Mgt Fees	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
Total 1000 • Administrative Expens	11,810.00	11,285.00	10,387.00	11,380.00	10,570.00	10,450.00	10,425.00	10,690.00	10,490.00	10,330.00	10,850.00	11,700.00	130,147.00
1100 • Repairs & Maintenance													
1101 • General Repair	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	15,000.00	500.00	20,500.00
1102 • Painting	200.00	200.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	200.00	200.00	4,500.00
1103 • Maint. Supplies	200.00	200.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	200.00	200.00	4,500.00
1104 • RV Lot Repairs and Maint	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
1105 • Building Maintenance	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
1106 • Park Maint and Supplies	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
1107 • Snow Removal	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
1108 • Contract Labor	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	13,335.00	172,020.00
1109 • Annual Maint. Contract	14,535.00	16,535.00	15,835.00	16,835.00	16,835.00	17,335.00	16,835.00	18,335.00	18,335.00	14,535.00	29,035.00	14,535.00	209,520.00
Total 1100 • Repairs & Maintenan	14,535.00	16,535.00	15,835.00	16,835.00	16,835.00	17,335.00	16,835.00	18,335.00	18,335.00	14,535.00	29,035.00	14,535.00	209,520.00
1200 • Landscape Expenses													
1201a • Mowing Contract						2,000.00		2,000.00				1,000.00	5,000.00
1201b • Upkeep, Fertilizer					500.00	500.00	500.00	500.00	500.00		0.00	0.00	2,500.00
1201c • Alley/Gnrl Cleanup	300.00			300.00			300.00			300.00	300.00	300.00	1,800.00
1201d • Irrigation					500.00								500.00
1201e • Tree removal/Trim	1,500.00		500.00		500.00		1,000.00				2,500.00		6,000.00
Total 1200 • Landscape Expenses	1,800.00	0.00	500.00	300.00	1,000.00	2,500.00	1,800.00	2,500.00	500.00	300.00	2,800.00	1,300.00	15,300.00
1400 • Utility Expenses													
1401 • Garbage	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00
1402 • Computer and Internet	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
1403 • Gas													0.00
1403a • Gas-Community Cent	160.00	160.00	160.00	20.00	20.00	20.00	20.00	20.00	20.00	21.00	150.00	180.00	951.00
1403b • Gas-Office	110.00	110.00	110.00	20.00	20.00	20.00	20.00	20.00	20.00	21.00	125.00	150.00	746.00
1404 • Electricity													
1404a • Street Lights	365.00	365.00	365.00	365.00	365.00	365.00	365.00	365.00	315.00	365.00	365.00	365.00	4,330.00
1404b • Security Gate	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	40.00	50.00	50.00	50.00	590.00
1404c • Office	90.00	220.00	75.00	75.00	55.00	75.00	100.00	100.00	145.00	60.00	55.00	400.00	1,450.00
1404d • Community Center	100.00	100.00	100.00	100.00	60.00	100.00	100.00	100.00	95.00	100.00	100.00	175.00	1,230.00
1405 • Telephone	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total 1400 • Utility Expenses	8,585.00	8,715.00	8,570.00	8,340.00	8,280.00	8,340.00	8,365.00	8,365.00	8,345.00	8,327.00	8,555.00	9,030.00	101,817.00
Total Expense	36,530.00	36,535.00	35,272.00	36,855.00	36,885.00	38,625.00	37,425.00	39,890.00	37,670.00	33,482.00	51,240.00	36,565.00	456,784.00
1500 • Capital Improvement Projects	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	300,000.00
1501 • Transfer to Reserve	8,000.00	8,000.00	8,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	8,000.00	8,000.00	75,000.00
	33,000.00	33,000.00	33,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	33,000.00	33,000.00	375,000.00
Net Income	1,402.00	870.00	2,824.00	4,711.00	4,356.00	1,355.00	2,981.00	11,850.00	2,415.00	7,150.00	-13,564.00	1,210.00	27,560.00

Reserve Beginning Balance \$ 160,000.00
Contributions to Reserve \$ 75,000.00
Deductions from Reserve \$ 200,000.00
Reserve Balance \$ 35,000.00

Roofing Contract Balance \$ 1,952,772.00
Annual Contract Payments plus Balloon payment \$ 500,000.00
Balance by Year End \$ 1,452,772.00

 1/8/26