

## *Falls Village Homeowners Association, Inc.*

### 2022 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$140\*  
17 Units

	Jan-Dec 2020	Jan-Dec 2020	Jan-Dec 2021	Jan. - July 1 2021	2022
	Proposed	Actual	Proposed	Actual	Proposed
<b>INCOME</b>					
Income from Dues	\$26,340.00	\$26,330.00	\$26,340.00	\$14,875.00	\$28,380.00
Maintenance Reimbursement Concrete	\$0.00	\$0.00	\$0.00	\$2,035.00	\$0.00
Prepaid Income	\$0.00	\$1,700.00	\$0.00	-\$1,095.00	\$0.00
Interest Income	\$1.00	\$1.24	\$1.00	\$0.83	\$1.00
New Owner Assessment	\$0.00	\$3,000.00	\$0.00	\$0.00	\$1,300.00
Insurance Claim Proceeds	\$0.00	\$13,742.13	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$26,341.00</b>	<b>\$44,773.37</b>	<b>\$26,341.00</b>	<b>\$15,815.83</b>	<b>\$29,681.00</b>
<b>EXPENSES</b>					
Maintenance Repair	\$1,600.00	\$0.00	\$1,600.00	\$2,441.64	\$500.00
Landscape Maintenance-Contract	\$7,644.00	\$7,007.00	\$7,644.00	\$4,765.00	\$8,256.00
Tree Maintenance	\$1,300.00	\$1,640.00	\$1,300.00	\$780.00	\$2,200.00
Landscape Repair Unscheduled	\$250.00	\$0.00	\$250.00	\$0.00	\$250.00
Irrigation Repair	\$950.00	\$649.00	\$950.00	\$566.00	\$800.00
Snow Removal	\$750.00	\$1,453.00	\$750.00	\$531.00	\$1,250.00
Management	\$2,700.00	\$2,475.00	\$2,700.00	\$1,575.00	\$3,000.00
Insurance	\$5,335.00	\$5,963.31	\$5,335.00	\$3,522.86	\$5,400.00
Insurance Claim Repairs	\$0.00	\$14,869.55	\$25.00	\$0.00	\$0.00
Office Expense	\$25.00	\$34.65	\$35.00	\$16.48	\$25.00
State/Licensing	\$35.00	\$48.00	\$190.00	\$0.00	\$48.00
Accounting	\$190.00	\$190.00	\$0.00	\$190.00	\$190.00
Loan Payment/Interest	\$3,086.07	\$2,464.71	\$3,086.07	\$1,850.11	\$3,087.00
<b>Subtotal</b>	<b>\$23,865.07</b>	<b>\$36,794.22</b>	<b>\$23,865.07</b>	<b>\$16,238.09</b>	<b>\$25,006.00</b>
Capital Reserve	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,600.00
<b>Total Expenses</b>	<b>\$26,265.07</b>	<b>\$39,194.22</b>	<b>\$26,265.07</b>	<b>\$18,638.09</b>	<b>\$27,606.00</b>
<b>NET INCOME</b>	<b>\$74.93</b>	<b>\$5,579.15</b>	<b>\$74.93</b>	<b>-\$2,822.26</b>	<b>\$2,075.00</b>

Account Balances as of July, 2021

Operating Cash: \$6,835.67

Reserve Savings Account: \$5,694.91

**Total Cash Assets: \$12,530.58**

\*One Unit Pays \$125 per Month Because they Paid for the 5 Year Assessment til Oct. 2023. 16 Owners at \$140/Month and 1 Owner at \$125/Month