

# Falls Village Homeowners Association, Inc.

## 2026 ANNUAL BUDGET - Approved

Proposed Monthly Dues: \$185.00. Effective Nov. 1, 2025

17 Units	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
<b>INCOME</b>				
Income from Dues	\$28,280.00	\$16,720.00	\$28,560.00	\$37,740.00
Violation/Fees/Fines	-\$7.05			
Interest & Reimbursement Income	\$368.86	\$25.23	\$1.00	\$1.00
New Owner Assessment	\$1,500.00			
<b>Total Income</b>	<b>\$30,141.81</b>	<b>\$16,745.23</b>	<b>\$28,561.00</b>	<b>\$37,741.00</b>
<b>EXPENSES</b>				
Maintenance Repair			\$500.00	\$250.00
Landscape Maintenance-Contract	\$8,944.00	\$5,318.00	\$8,900.00	\$8,580.00
Tree Care/Maintenance	\$3,307.26	\$246.00	\$3,000.00	\$3,400.00
Irrigation Repair	\$991.37		\$800.00	\$800.00
Snow Removal			\$3,000.00	\$2,700.00
Management	\$3,600.00	\$2,100.00	\$3,600.00	\$4,000.00
Insurance	\$9,558.05	\$12,511.55	\$6,050.00	\$13,929.00
Office & Meeting Expense	\$350.90	\$152.89	\$95.00	\$400.00
State/Licensing/Legal/Pro Services	\$375.00		\$48.00	\$53.00
Accounting	\$250.00	\$250.00	\$250.00	\$250.00
Bank Fee	\$7.00	\$7.00		\$7.00
State & Federal Taxes		\$83.00		\$85.00
Capital Reserve			\$2,000.00	\$3,100.00
<b>Total Expenses</b>	<b>\$27,383.58</b>	<b>\$20,668.44</b>	<b>\$28,243.00</b>	<b>\$37,554.00</b>
<b>NET INCOME</b>	<b>\$2,758.23</b>	<b>-\$3,923.21</b>	<b>\$317.00</b>	<b>\$187.00</b>

Account Balances YTD:

Operating Account: \$2,823.52

Reserve Account: 12,753.13

**Total Cash Assets: \$15,576.65**