

**Centra Falls West Homeowners Association, Inc.**

**2025 - 2026 Approved Budget**

August 01, 2025 - July 31, 2026

GL ACCOUNT	DESCRIPTION	APPROVED BUDGET 2025 - 2026
<b>Operating Income</b>		
4010	MAINTENANCE FEES	\$ 336,139
4030	LATE FEE INCOME	\$ -
	<b>Total Operating Income:</b>	<b>\$ 336,139</b>
<b>Operating Expenses:</b>		
<b>Administrative</b>		
4815	PRIOR OPERATING DEFICIT	\$ -
5005	ACCOUNTING & TAXES	\$ 1,500
5006	MISCELLANEOUS EXPENSE	\$ 500
5010	ANNUAL FILING FEES	\$ 175
5032	MULTI PERIL INSURANCE	\$ 104,568
5040	LEGAL FEES	\$ 2,000
5045	LICENSES & PERMITS	\$ 1,000
5070	OFFICE SUPPLIES & POSTAGE	\$ 1,500
5075	PROPERTY MANAGEMENT FEE	\$ 16,236
5095	WEBSITE ADMINISTRATION	\$ 444
	<b>Total Administrative:</b>	<b>\$ 127,923</b>
<b>Contracts</b>		
5105	ANNUAL BACKFLOW	\$ 750
5135	JANITORIAL SERVICES	\$ 5,335
5145	LANDSCAPING MAINTENANCE	\$ 43,200
5155	PEST CONTROL	\$ -
5164	R&M	\$ -
5165	POOL	\$ 6,000
5167	HOLIDAY LIGHTS	\$ 2,100
5168	PUMP STATION	\$ -
5175	CALLBOX	\$ 2,133
	<b>Total Contracts:</b>	<b>\$ 59,518</b>
<b>Repairs &amp; Maintenance</b>		
5234	FITNESS EQUIPMENT/GYM	\$ 1,500
5245	GENERAL REPAIRS & MAINTENANCE	\$ 25,750
5264	ROADWAY/PAVERS	\$ 3,000
5265	PLUMBING	\$ 5,500
5268	EQUIPMENT AND SIGNAGE	\$ 600
5269	STORM DRAIN CLEANING	\$ 1,400
5270	POOL SUPPLIES & REPAIRS	\$ 5,000
	<b>Total Repairs &amp; Maintenance:</b>	<b>\$ 42,750</b>
<b>Utilities</b>		
5330	ELECTRIC	\$ 12,000
5350	TELEPHONE/INTERNET	\$ 2,315
5370	WATER & SEWER	\$ 1,000
	<b>Total Utilities:</b>	<b>\$ 15,315</b>
<b>Reserves</b>		
6000	RESERVES - GENERAL	\$ 57,352
4815	PRIOR RESERVE DEFICIT IN FUNDING	\$ 33,281
	<b>Toal Reserves</b>	<b>\$ 90,633</b>
	<b>Total Operating Expenses:</b>	<b>\$ 336,139</b>

Adopted and Approved  
Signed By  
Title  
Date

6/11/2025  
*Erika O. Bryant*  
Treasurer  
6/20/2025

EQUAL SHARED COST PROPOSED 2025 - 2026	
# of Units	Quarterly Maintenance Fee
61	\$ 1,378