

Centra Falls West Homeowners Association, Inc.
Adopted Budget Summary

Fiscal Year August 1, 2026 – July 31, 2027

Budget at a Glance

Category	2025–2026 Approved	2026–2027 Adopted	Change
Total Revenue	\$336,139	\$336,139	-
Administrative	\$127,923	\$129,197	+\$1,274
Contracts	\$59,518	\$65,180	+\$5,662
Repairs & Maintenance	\$42,750	\$49,852	+\$7,102
Utilities	\$15,315	\$19,377	+\$4,062
Reserves	\$90,633	\$72,533	(\$18,100)
Total Expenses	\$336,139	\$336,139	-

Owner Assessment

Units	Quarterly (2025–2026)	Quarterly (2026–2027 Adopted)
61	\$1,378	\$1,378

The adopted quarterly assessment remains unchanged from the prior fiscal year.

Key Budget Notes

- Assessment Collection Allowance of \$17,000 has been added as a new line item to account for assessments that may not be collected during the fiscal year due to payment delays, payment plans, or timing differences. This is not a write-off – collection efforts will continue.
- Insurance (multi-peril) decreased by \$9,307, reflecting favorable renewal terms.
- Property Management was removed from the budget, resulting in savings of \$16,236.
- Reserve contributions decreased by \$18,100 due to reduced prior year deficit carryover.
- New line items include Pest Control (+\$1,475), Rust Control (+\$3,900), Gate R&M (+\$5,000), and A/C – Gym (+\$500) to address ongoing community maintenance needs.
- Legal Fees increased by \$2,000 in support of collection and enforcement activity.

Questions or comments may be submitted prior to or during the budget meeting via email info@cfwhoa.com. The Board welcomes your input as we work to maintain and improve our community.

Centra Falls West Homeowners Association, Inc.

2026-2027 Adopted Budget Worksheet

August 01, 2026 - July 31, 2027

CATEGORY	GL ACCOUNT	DESCRIPTION	APPROVED BUDGET 2025-2026	ADOPTED BUDGET 2026-2027	INCREASE/ DECREASE	ADOPTED MONTHLY BUDGET 2026-2027
OPERATING REVENUE						
INCOME	4010	Maintenance Fees	\$336,139	\$336,139	\$-	\$28,012
INCOME	4030	Late Fee Income	\$-	\$-	\$-	\$-
		Total Income:	\$336,139	\$336,139	\$-	\$28,012
OPERATING EXPENSES						
ADMINISTRATIVE	5004	Taxes	\$400	\$400		\$33
ADMINISTRATIVE	5005	Bookkeeper -PayHOA	\$1,500	\$4,666	\$3,166	\$389
ADMINISTRATIVE	5006	Miscellaneous Expense	\$500	\$500	\$-	\$42
ADMINISTRATIVE	5007	Assessment Collection Allowance	\$-	\$17,000		\$1,417
ADMINISTRATIVE	5009	ACH Fees - PayHOA	\$-	\$600	\$600	\$50
ADMINISTRATIVE	5010	Annual Filing Fees	\$175.00	\$150	(\$25)	\$13
ADMINISTRATIVE	5020	Check Fees - PayHOA	\$-	\$50	\$50	\$4
ADMINISTRATIVE	5011	Platform Fees - PayHOA	\$-	\$1,570	\$1,570	\$131
ADMINISTRATIVE	5032	Multi Peril Insurance	\$104,568	\$95,261	(\$9,307)	\$7,938
ADMINISTRATIVE	5040	Legal Fees	\$2,000	\$4,000	\$2,000	\$333
ADMINISTRATIVE	5045	Licenses & Permits	\$1,000	\$750	(\$250)	\$63
ADMINISTRATIVE	5070	Office Supplies & Postage	\$1,500	\$750	(\$750)	\$63
ADMINISTRATIVE	5072	Reserve Study	\$-	\$3,000	\$3,000	\$250
ADMINISTRATIVE	5075	Property Management	\$16,236	\$-	(\$16,236)	\$-
ADMINISTRATIVE	5095	Website Administration	\$444	\$500	\$56	\$42
		Total Administrative:	\$127,923	\$129,197	\$1,274	\$10,766
CONTRACTS	5105	Annual Backflow	\$750	\$750	\$-	\$63
CONTRACTS	5135	Janitorial	\$5,335	\$5,335	\$ (0)	\$445
CONTRACTS	5145	Landscaping	\$43,200	\$43,200	\$-	\$3,600
CONTRACTS	5155	Pest Control	\$-	\$1,475	\$1,475	\$123
CONTRACTS	5165	Pool	\$6,000	\$6,000	\$-	\$500
CONTRACTS	5167	Holiday Lights	\$2,100	\$2,100	\$-	\$175
CONTRACTS	5125	Rust Control	\$-	\$3,900		\$325
CONTRACTS	5169	A/C - Gym	\$-	\$500		\$42
CONTRACTS	5175	Callbox	\$2,133	\$1,920	(\$213)	\$160
		Total Contracts:	\$59,518	\$65,180	\$5,662	\$5,432
REPAIRS & MAINTENANCE	5234	Fitness Equipment/Gym	\$1,500	\$1,000	(\$500)	\$83
REPAIRS & MAINTENANCE	5245	General R&M	\$25,750	\$32,102	\$6,352	\$2,675
REPAIRS & MAINTENANCE	5246	Janitorial Expenses	\$-	\$750		\$63
REPAIRS & MAINTENANCE	5247	Gate R&M	\$-	\$5,000		\$417
REPAIRS & MAINTENANCE	5264	Roadway/Pavers	\$3,000	\$3,000	\$-	\$250
REPAIRS & MAINTENANCE	5265	Plumbing	\$5,500	\$2,500	(\$3,000)	\$208
REPAIRS & MAINTENANCE	5268	Equipment & Signage	\$600	\$500	(\$100)	\$42
REPAIRS & MAINTENANCE	5269	Storm Drain Cleaning	\$1,400	\$-	(\$1,400)	\$-
REPAIRS & MAINTENANCE	5270	Pool Supplies & Repairs	\$5,000	\$5,000	\$-	\$417
		Total R & M:	\$42,750	\$49,852	\$7,102	\$4,154
UTILITIES	5330	Electric	\$12,000	\$15,100	\$3,100	\$1,258
UTILITIES	5350	Telephone/Internet	\$2,315	\$2,736	\$421	\$228
UTILITIES	5360	Sanitation	\$-	\$636		\$53
UTILITIES	5370	Water & Sewer	\$1,000	\$905	(\$95)	\$75
		Total Utilities:	\$15,315	\$19,377	\$4,062	\$1,615
RESERVES	6000	Reserves	\$57,352	\$64,980	\$7,628	\$5,415
RESERVES	6015	Prior Year Deficit - Reserves	\$33,281	\$7,553	(\$25,728)	\$629
		Total Reserves:	\$90,633	\$72,533	(\$18,100)	\$6,044
		Total Operating Expenses:	\$336,139	\$336,139	\$ (0)	\$28,011.58

# of Units	Approved Qtrly 2025/2026	Adopted Qtrly 2026/2027	Adopted Qtrly Inc/Dec	Adopted Annual Expense
61	\$1,378	\$1,378	\$ (0)	\$5,510

Date: July 01, 2026

Adopted Date: June 29, 2026

Signature: Erika O'Bryant

Title: Treasurer