

Granite Falls Homeowner's Association
Proposed 2026 Budget Summary

The proposed budget for 2026 is based upon actuals from 2025 with increases for repairs, improvements and other specific expenses.

Income remains the same per lot at \$600 per year.

Irrigation is budgeted at \$27,025.

Irrigation shares are estimated to increase by \$2,000 per year. We have 55 shares.

Utilities increase is based upon expected Xcel increase.

Repair expenses includes infrastructure repair to pumps.

In 2025 two pumps and a shed were purchased for a total cost of \$12,463. \$0 estimated for 2026.

Common Area Maintenance and Improvements is budgeted at \$29,200.

Combined maintenance and 7-acre Open Space are expected to be the same as 2025.

Improvements budget increase to \$13,000 for potential conversion of a portion of grass to desert landscaping, addition/replacement of trees and bushes and other ideas from homeowners.

HOA Administration is budgeted at \$8,875.

Insurance decreased to \$4,016 vs. \$7,000 budget. Expected to remain the same.

Professional fees are primary due to collection efforts for homeowners not paying dues.

Accounting fees for software subscription was 50% discounted in 2025, the fee for 2026 is no longer discounted.

Reserve Account

Currently totals \$19,126. Transferred \$10,000 to reserve in 2025. The 2025 transfer funded a portion of the 2026 reserve contribution. It is estimate that \$2,615 in reserve funds will be used for replacements in 2026. The \$17,631 estimated reserve balance is in accordance with the reserve report.

Checking balance

Carryover from 2025 is \$14,147. Net income less reserve transfer is \$3,700 in 2026, estimated checking at end of 2026 is \$10,447.