

## Granite Falls HOA 2026 Budget Proposal

Proposed 2026 HOA fee \$600 per lot			
	Budget 2026	2025 Actual	2025 Budget
<b>Income</b>			
Homeowners Dues	\$62,400	62,469.38	62,400.00
<b>Total Income</b>	<b>\$62,400</b>	<b>\$62,469.38</b>	<b>\$62,400.00</b>
<b>Expenses</b>			
<b>Irrigation</b>			
Irrigation	\$13,825	11,825.00	11,825.00
Utilities	\$4,200	3,943.48	4,080.00
Depreciation- Pumps & shed	\$0	12,462.94	0.00
Small Tools and Equipment	\$0	210.36	0.00
Repairs	<u>\$9,000</u>	<u>9,115.34</u>	<u>5,000.00</u>
<b>Subtotal- Irrigation</b>	<b>\$27,025</b>	<b>\$37,557.12</b>	<b>\$20,905.00</b>
<b>Common Area Maintenance</b>			
Combined Maintenance	\$11,000	10,150.88	15,500.00
Detention Pond	\$800	150.00	500.00
7-Acre Area	\$4,400	4,124.07	1,850.00
Improvements	<u>\$13,000</u>	<u>2,353.97</u>	<u>15,000.00</u>
<b>Subtotal Common Area Maintenance</b>	<b>\$29,200</b>	<b>\$16,778.92</b>	<b>\$32,850.00</b>
<b>HOA Administration</b>			
Computer and Internet Expenses	\$500	425.00	500.00
Insurance Expense	\$4,000	4,016.00	7,000.00
Professional Fees	\$2,000	2,770.39	3,600.00
Office Supplies	\$200	307.83	200.00
Postage and Delivery	\$150	119.40	300.00
Accounting	\$1,400	1,242.00	1,000.00
Tax Preparation	\$600	525.00	550.00
Bank Service Charges-reserve	\$0	-5.00	350.00
State Taxes/Filing Fees	<u>\$25</u>	<u>45.00</u>	<u>10.00</u>
<b>Subtotal HOA Administration</b>	<b>\$8,875</b>	<b>\$9,445.62</b>	<b>\$13,510.00</b>
<b>Total Expenses</b>	<b>\$65,100</b>	<b>\$63,781.66</b>	<b>\$67,265.00</b>
<b>Net Income</b>	<b>(\$2,700)</b>	<b>(\$1,312.28)</b>	<b>(\$4,865.00)</b>
<b>RESERVE Contribution</b>	<b>\$1,000</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>Net Income less Reserve Contribution</b>	<b>(\$3,700)</b>	<b>(\$11,312)</b>	<b>(\$14,865)</b>
<b>Checking, beginning of year</b>	<b>\$14,147</b>	<b>\$25,459</b>	
<b>Checking, end of year</b>	<b>\$10,447</b>	<b>\$14,147</b>	
<b>Reserve, beginning of year</b>	<b>\$19,126</b>	<b>\$9,035</b>	
<b>Interest income</b>	<b>\$120</b>	<b>\$91</b>	
<b>Reserve, contribution</b>	<b>\$1,000</b>	<b>\$10,000</b>	
<b>Reserve expenditures, landscape</b>	<b>(\$2,615)</b>	<b>\$0</b>	
<b>Reserve, end of year</b>	<b>\$17,631</b>	<b>\$19,126</b>	