

Villas at Bedford at Falls River Homeowners Association 2026 Budget

	<u>2025 Budget</u>	<u>2026 Budget</u>
<u>REVENUE</u>	\$154	\$169
Resident Assessments 79 Homes	145,992	160,212
Late Fees	500	500
<u>TOTAL REVENUE</u>	146,492	160,712
	<u>2025 Budget</u>	<u>2026 Budget</u>
<u>EXPENSES</u>		
Electricity	6,000	6,000
Federal Tax	1,000	300
General Administration	1,800	1,800
General Maintenance	2,620	2,620
Grounds Contract	33,590	34,590
Grounds Other	1,000	1,000
Gutter Maintenance	1,425	1,875
Insurance	1,500	1,500
Irrigation	300	300
Legal	500	500
Management Contract	10,656	10,974
Mulch/Pine straw	5,500	5,500
Pressure Washing	6,000	6,000
Roof Maintenance	4,380	1,000
State Tax	100	100
Tax & Audit	300	300
Termite Contract	2,370	2,370
Water / Stormwater Services	1,300	1,300
Welcome / Social Committee	560	375
Capital Reserve	65,591	82,308
TOTAL	146,492	160,712