

Briarwood Falls Association  
ANNUAL BUDGET MEETING  
December 04, 2025, at 6:30 PM  
Approved

**Chair:** Joe Geiger, President

**Minutes Submitted by:** Kathy Kazarian

**Members Present:** Joe Geiger, President, Jeff Marshall, Treasurer/Director, Kathy Kazarian, Secretary/Director, Karen Pontrelli, Director, Linda Worchel, Director

**Members Absent:** None

**Community Members Attending:**      # Units represented in person -39  
# Units represented on Zoom - 3

Topics	Discussion	Action
1. Call to order	Meeting called to order at 6:35 PM	
2. Board Member Nomination	One note of business before the budget presentation Board member Barbara LeFevre resignation Linda Worchel nominated as a new board member	On a <b>MOTION</b> by Jeff Marshall <b>SECONDED</b> by Kathy Kazarian to accept the nomination of Linda Worchel to the Executive Board <b>Vote:</b> Passed
3. 2026 Budget Presentation	Joe Geiger welcomed everyone and read a statement.  2026 adopted budget is 4.5% higher than the current budget and special assessment combined.  The board recognizes that any increase in condo fees is a concern for many owners. We understand and respect those concerns, however, as the governing board of Briarwood Falls Association, we are obligated to ensure the association remains financially sound and capable of maintaining the property and meeting all the obligations.	
4. Community member questions and comments	There were several questions and answers between attendees and the Board seeking more understanding of the budget and the final numbers	
5. Vote on Budget	A call was made by Joe Geiger for a show of hands for a vote First was a show of hands to Vote NO 15 ---- NO Votes  Second a show of hands to Vote YES 26 ----YES Votes	On a <b>MOTION</b> by Bradley Gerrish <b>SECONDED</b> by Chris Norman to accept the adopted 2026 Budget

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	1 on Zoom did not vote - 1 Adopted 2026 Budget was approved	<b>Vote: Passed</b>
6. Next Meeting	Executive Board December 11, 2025	
7. Adjourn	Meeting adjourned at 7:50 PM	On a <b>MOTION</b> by Joe Geiger <b>SECONDED</b> by Jeff Marshall to adjourn <b>Vote: Passed</b>

Attachments (1): Annual 2026 Operating Budget

## 2026 OPERATING BUDGET

Income

92 homes

\$ 416,250

Based on a rate of \$3.13 / sq. ft.

**Total Income:**

\$ 416,250

Expenses

Grounds Maintenance (1)	\$ 167,801	40%
Reserve Savings (2)	\$ 83,250	20%
Insurance )	\$ 75,080	18%
Trash (4)	\$ 29,400	7%
Repairs/Maintenance (5)	\$ 35,250	8%
Community Center costs (6)	\$ 6,165	1%
Fire/Water Maintenance (7)	\$ 8,064	2%
Legal, Taxes, Govt. Fees	\$ 5,000	1%
Cost Accounting Stipend	\$ 4,200	1%
Miscellaneous Expenses (8)	\$ 1,200	0.3%
Electric	\$ 840	0.2%
<b>Total Operating Expenses:</b>	<b>\$ 416,250</b>	<b>100%</b>

**Income:** \$ 416,250**Expenses:** \$ 416,250**Net Income Less Expenses:** \$0

- (1) Entering 2nd year in July of 3-year contract  
 (2) Percentage raised from 18% to 20%  
 (3) Anticipate 15% increase from 2025  
 (4) Entering last year of 3-year agreement - \$25 per household plus tax  
 (5) Repairs & maintenance for units, limited and common areas  
 (6) Includes utilities, supplies, maintenance, software, and social activities  
 (7) Basic Fire water cost main lines and fire hydrants  
 (8) Includes postage, office supplies, copying, and memorial donations



2026													
	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2026 Est. Budget
<b>LANDSCAPE SNOW REMOVAL</b>													
Landscape & Snow Removal	\$12,479	\$12,479	\$12,479	\$12,479	\$12,479	\$12,479	\$12,851	\$12,851	\$12,851	\$12,851	\$12,851	\$12,851	\$151,980
Walkway Ice Treatment	\$266	\$266	\$266	\$266									\$1,064
Fertilization & Weed Control				\$6,647	\$3,058		\$3,058				\$3,058		\$15,821
<b>Total Landscape</b>	\$12,479	\$12,479	\$12,479	\$19,126	\$15,537	\$12,479	\$15,909	\$12,851	\$12,851	\$12,851	\$15,909	\$12,851	\$167,801
Insurance (+15% 2025)	\$27,000	\$0	\$6,010	\$6,010	\$6,010	\$6,010	\$0	\$6,010	\$6,010	\$6,010	\$6,010	\$0	\$75,060
Prop Manager (\$30/unit avg)													\$0
<b>MAINTENANCE &amp; REPAIRS</b>													
Powerwash Units (21)					\$2,600	\$2,350							\$4,900
Stain Decks (6)							\$2,300	\$1,200					\$3,500
Windows (24)			\$7,800	\$7,500									\$15,000
Replace 3 Trees				\$1,200									\$1,200
2 Solar Street Lamps													\$0
Bridge pwrwash & stain				\$600									\$650
Groom+Gass at Cut Tree Areas													\$0
<b>General Maintenance</b>	\$250	\$250	\$500	\$1,000	\$1,200	\$1,200	\$1,300	\$1,200	\$1,200	\$1,200	\$500	\$250	\$10,050
<b>Total Repairs &amp; Maint</b>	\$250	\$250	\$500	\$10,300	\$3,800	\$3,600	\$3,600	\$2,400	\$1,200	\$1,200	\$500	\$250	\$35,200
Trash PU	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$29,400
Community Center	\$700	\$665	\$580	\$600	\$580	\$400	\$400	\$500	\$600	\$400	\$500	\$500	\$6,165
Fire Water	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$8,064
Legal/Taxes/Fees	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$417	\$413	\$5,000
Cost Accounting	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
Misc Expn	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Electricity (sign)	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$840
<b>Total Expn</b>	\$44,488	\$17,353	\$31,048	\$40,095	\$29,906	\$26,448	\$23,968	\$25,820	\$24,720	\$24,520	\$26,978	\$17,656	\$333,800
Reserves (20%)	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$6,938	\$81,250
<b>Total Budget</b>	\$51,426	\$24,291	\$37,986	\$47,033	\$36,844	\$33,386	\$30,906	\$32,758	\$31,658	\$31,458	\$33,916	\$24,594	\$416,250
Surplus rollover													\$0
Raise by Condo Fee													\$116,250
Fee base \$/sq. ft.												largest home	\$1,113
133,734 sq. ft.										Condo fee range	\$200	\$400	