

2026 Budget - Aspen Brook HOA

| Expenses                                                        | Actual<br>2024    | Budget<br>2025    | Actual<br>2025 YTD (Sept) | Projection<br>2025 | Budget<br>2026    |
|-----------------------------------------------------------------|-------------------|-------------------|---------------------------|--------------------|-------------------|
| Road Maintenance                                                | \$0               | (\$15,000)        | (\$14,500)                | (\$14,500)         | (\$14,500)        |
| Landscape                                                       | (\$18,553)        | (\$18,000)        | (\$11,770)                | (\$12,645)         | (\$18,000)        |
| Trash                                                           | (\$16,132)        | (\$18,000)        | (\$15,799)                | (\$21,065)         | (\$18,747)        |
| Water                                                           | (\$13,275)        | (\$12,500)        | (\$9,992)                 | (\$9,384)          | (\$13,990)        |
| Snow                                                            | (\$3,795)         | (\$6,000)         | (\$1,320)                 | (\$1,650)          | (\$4,727)         |
| Mgmt Fee                                                        | (\$8,750)         | (\$8,750)         | \$0                       | (\$8,750)          | (\$8,750)         |
| Legal & Filing Fees                                             | (\$2,927)         | (\$3,500)         | (\$13,219)                | (\$15,700)         | (\$3,300)         |
| General Maintenance/R&M                                         | (\$2,922)         |                   | (\$1,108)                 | (\$1,478)          | (\$400)           |
| Liability Insurance                                             | \$0               | (\$2,500)         | (\$2,539)                 | (\$2,539)          | (\$2,539)         |
| Admin, Supplies, Postage                                        | (\$157)           | (\$300)           | (\$239)                   | (\$319)            | (\$500)           |
| Misc. Operating Expense                                         | (\$30)            | (\$300)           | (\$2,209)                 | (\$2,945)          | (\$1,518)         |
| Electricity                                                     | (\$435)           | (\$500)           | (\$293)                   | (\$440)            | (\$437)           |
| Workers Comp Insurance                                          | \$0               | (\$352)           | (\$352)                   | (\$352)            | (\$352)           |
| Accting/Tax Prep                                                | \$0               | (\$500)           | (\$360)                   | (\$360)            | (\$360)           |
| Filing Fees                                                     | \$0               | \$0               | \$0                       | \$0                | \$0               |
| HOA Reserve Study                                               |                   | (\$2,250)         | \$0                       | \$0                | \$0               |
| Internet/web services                                           | (\$380)           | (\$84)            | (\$181)                   | (\$241)            | (\$360)           |
| Bank Charges                                                    | \$10              | \$0               | (\$5)                     | (\$5)              | \$0               |
| <b>Total Operating Expenses (excludes Transfer to Reserves)</b> | <b>(\$67,346)</b> | <b>(\$88,536)</b> | <b>(\$73,886)</b>         | <b>(\$92,373)</b>  | <b>(\$88,479)</b> |
| Transfer to Reserves                                            | (\$6,300)         | (\$6,300)         | (\$6,300)                 | (\$6,300)          | (\$6,300)         |
| <b>Projected 2026 year-end Operating funds</b>                  |                   |                   |                           | <b>\$</b>          | <b>47,950</b>     |
|                                                                 |                   |                   |                           | <b>2025</b>        | <b>2026</b>       |
| Playground maintenance                                          |                   |                   |                           | (\$3,661)          | \$0               |
| Drainage Ditch & Culvert cleaning                               |                   |                   |                           | (\$9,873)          | \$0               |
| Fire Mitigation (payment & receipt of grant pending)            |                   |                   |                           | (\$12,400)         | \$0               |
| Planned: Trash Cabin - paint exterior                           |                   |                   |                           | \$0                | (\$3,200)         |
| Planned: Contingency                                            |                   |                   |                           | \$0                | (\$480)           |
| <b>Projected year-end Reserve funds</b>                         |                   |                   |                           | <b>\$24,880</b>    | <b>\$29,413</b>   |