

Aspen Grove Estates HOA 2026-2027 Proposed Budget

	2025-2026 Proposed Budget	2025-2026 Actual 3 months are estimated	2026-2027 Proposed Budget
TOTAL INCOME	\$26,000	\$26,000	\$26,000
Dues Paid	\$26,000	\$26,000	\$26,000
TOTAL EXPENSES	\$26,000	\$26,000	\$26,000
TOTAL Regularly recurring expenses	\$17,920	\$15,006	\$20,000
Required/Routine Common Areas Contracted Maintenance: Back Forty- weekly mowing/weed eating of Maintained Areas -weeding Sports Court -blowing (52 x \$125) Cutting down seasonal grasses. 2 times annual leaf removal	\$6,000	\$6,000	\$6,500
Required/As Needed Common Area Contracted Maintenance: Pressure Washing/Moss Removal//tot lot pruning of rhododendron. Community Trees Arborist: Entry,Tot Lot,Sport Court,Street, Compost/Mulch, Irrigation, Landscape slopes, Fence maintenance, irrigation maintenance	\$3,847	\$3,847	\$3,871
Ongoing Common Area Enhancement: Replace stolen and dead plants. Add plants for weed suppression	\$1,000	\$750	\$700
CAU HOA liability insurance (policy for \$2M) billed annually in ~April	\$1,655	\$1,575	\$1,800
Secretary of State Annual Report	\$70	\$20	\$20
NUD ~ billed bi-monthly	\$550	\$650	\$700
PSE ~ billed monthly	\$350	\$575	\$750
King County Property Tax for tot lot parcel- PNP billed annually ~April	\$450	\$448	\$500
Sprinkler Maintenance- Advanced Irrigation (required backflow testing and winterization annually)	\$490	\$452	\$500
Legal Expenses CCR's need to be updated to be in alignment with WUCIOA by January 2028	\$1,600	\$0	\$1,670
Federal Tax Preparation	\$525	\$0	\$525
WSCCA	\$140	\$140	\$0
Hosting~Stablepoint	\$100	\$299	\$299
Domain Registration Fee Go Daddy e/o year	\$0	\$0	\$50
HOA Software program	\$858	\$0	\$750
Reserve Study One physical study every 3 years / virtual studies done the 2 years in between. WUCIOA 64.90.545	\$0	\$0	\$1,080
Administrative Expenses ~postage, printer ink, paper, board member reference notebooks	\$250	\$250	\$250
Annual HOA BBQ Potluck	\$35	\$0	\$35
New line item! Contingency/Emergency Fund: Separate savings for unexpected or nonreserve expenses; funded by surplus and/or budgeted contributions. Board to consider utilizing for updating CC&Rs to be compliant with WUCIOA/Tot Lot made safer.	\$0	\$5,994	\$0
Major Capital Projects Annual Reserves Loan Repayment: \$5,000 will be deposited into a separate reserve account. Although \$3,080 was budgeted to repay reserves, we did not need to use reserve funds to cover the 2024-2025 deficit because extra funds were available in the checking account. \$5000 +\$3080=\$8030	\$8,080	\$5,000	\$6,000