

Arran Estates Owners Association

2026 ANNUAL BUDGET - Approved

Proposed Annual Dues: \$500 Effective March 1, 2026

(\$250 Due 3/1 & \$250 Due 9/1)

52 Units

INCOME

	2025	2025	2026
	YTD Actuals	Budget	Proposed
Income from Dues	\$10,400.00	\$10,400.00	\$26,000.00
Operating Contribution		\$4,000.00	
Violation/Late Fees/Fines/Reimbursements	\$13.53		
Interest	\$8.16	\$1.00	\$10.00
Total Income	\$10,421.69	\$14,401.00	\$26,010.00

EXPENSES

Grounds/Maintenance/Irrigation		\$3,000.00	\$3,000.00
Weed Control	\$1,050.00		\$2,800.00
Pond Mitigation/Maintenance	\$599.00		\$1,500.00
Management	\$3,640.00	\$6,720.00	\$6,240.00
Insurance	\$880.00	\$1,320.00	\$1,320.00
Bank Fees	\$3.83	\$1.00	\$4.00
Office/Mailing	\$742.06	\$450.00	\$550.00
Legal/Registrations: DORA, SOS & Prof. Services	\$1,950.00	\$1,403.00	\$53.00
Accounting/Tax Prep		\$250.00	\$250.00
HOA Meeting Expense	\$50.00	\$55.00	\$55.00
Capital Reserve		\$1,040.00	\$7,000.00
Total Expenses	\$8,914.89	\$14,239.00	\$22,772.00

NET INCOME	\$1,506.80	\$162.00	\$3,238.00
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Account Balances YTD, 2025:

Alpine Operating Account: \$16,544.03

San Juan Operating Account: 1,048.17

Total Account Balance: \$17,592.20