

The Farm at Arapahoe County Homeowners Association, Inc.
2025 Approved Budget, 2026 Approved Budget

| | 2025 Approved | 2026 Approved |
|-----------------------------------|----------------------|----------------------|
| HOA Operating Income | | |
| Assessments | \$1,000,896 | \$1,000,896 |
| Fines Income | \$2,500 | \$2,500 |
| Legal Income | \$3,104 | \$3,100 |
| Late Fee Income | \$4,000 | \$3,004 |
| Miscellaneous | \$1,000 | \$1,000 |
| Goodman Bill Back | \$43,000 | \$45,000 |
| Carry Over (Loss) | \$185,000 | \$165,000 |
| Total Income | \$1,239,500 | \$1,220,500 |
| | | |
| HOA Operational Expenses | | |
| Water/Sewer/Stormwater | \$290,000 | \$300,000 |
| Electric | \$16,500 | \$14,000 |
| Trash Removal | \$285,000 | \$295,000 |
| Snow Removal | \$30,000 | \$30,000 |
| Landscape/Contract Maint. | \$246,000 | \$237,000 |
| Sprinkler Repair | \$25,000 | \$25,000 |
| Trees Maint./Replacement | \$35,000 | \$35,000 |
| Turf Maint./Repair | \$15,000 | \$15,000 |
| Grounds/Maint. Supplies | \$7,500 | \$7,500 |
| Social/Recreational | \$18,000 | \$15,000 |
| Capital Improvements | \$10,000 | \$10,000 |
| HOA General/Administrative | | |
| Holiday Decorations | \$16,000 | \$14,000 |
| Legal-General | \$7,500 | \$7,500 |
| Legal Covenant Expenses | \$6,000 | \$5,000 |
| Legal Risk Share | \$5,000 | \$0 |
| Legal Collection Expenses | \$8,000 | \$10,000 |
| Audit/Income Taxes | \$3,500 | \$3,500 |
| Professional Fees | \$80,000 | \$76,000 |
| Insurance | \$24,500 | \$18,000 |
| General Administration | \$28,000 | \$20,000 |
| Bad Debt | \$3,000 | \$3,000 |
| Reserves | | |
| Reserve Contribution | \$80,000 | \$80,000 |
| | | |
| Grand Total Expenses | \$1,239,500 | \$1,220,500 |
| | | |
| Net Income (Loss) | \$0 | \$0 |

| | | |
|---------------------------|----------------|----------------|
| Monthly Assessment | \$52.00 | \$52.00 |
|---------------------------|----------------|----------------|