

The Corral At Breckenridge HOA
2025-2026 Ratified Operating Budget

	24/25 Budget	24/25 Estimated Actuals	(Over)/ Under	25/26 Ratified Budget	% Change Ratified Budget to PY Budget	\$ Change Ratified Budget to PY Budget
Income	Sept - Aug	Sept - Aug		Sept - Aug		
Operating Income						
Operating Dues Income	750,347	750,347		783,662	4.44%	33,315
Operating Interest	0	180		0	0.00%	-
Late Fee/Interest Charges	0	179		0	0.00%	-
Total Operating Income	750,347	750,706		783,662		33,315
RESERVE INCOME				20%		
Reserve Dues Income	150,069	150,070		156,732	4.44%	6,663
Reserve Interest Income	0	385		0	0.00%	-
CD Interest Income	0	3,866		0	0.00%	-
Roof Reserve Dues	45,000	45,000		45,000	0.00%	-
Total Reserve Income	195,069	199,321		201,732	3.42%	6,663
Total Income	945,416	950,027		985,395	4.23%	39,979
Expense						
ADMINISTRATIVE						
Management Fees	60,777	60,777	0	60,777	0.00%	-
Insurance Expense	114,158	97,049	17,109	114,158	0.00%	0
Legal Fees	900	900	0	900	0.00%	-
Administrative Expense	2,650	2,838	-188	2,650	0.00%	-
Property Tax Expense	1,730	879	851	1,817	5.00%	87
Tax Return & Audit	1,800	1,480	320	1,800	0.00%	-
Total ADMINISTRATIVE	182,015	163,923		182,102	0.05%	87
MAINTENANCE & REPAIR						
General Maintenance & Repair	17,876	20,374	-2,498	20,557	15.00%	2,681
General Supplies	3,800	5,401	-1,601	3,990	5.00%	190
Mechanical Sys Service Agmt	32,184	32,184	0	32,184	0.00%	-
Boiler Repairs & Maintenance	6,500	12,091	-5,591	12,000	84.62%	5,500
Snow Melt System Repairs	1,500	2,040	-540	2,000	33.33%	500
Elevator Repairs & Inspections	21,500	25,225	-3,725	24,725	15.00%	3,225
Hot Tub Repairs & Maintenance	3,000	6,679	-3,679	4,500	50.00%	1,500
Alarm System Monitoring & Rep	2,150	4,272	-2,122	4,300	100.00%	2,150
Fire Safety Expense	7,500	6,361	1,139	7,500	0.00%	-
Total MAINTENANCE & REPAIR	96,010	114,627	-18,617	111,756	16.40%	15,746
COMMON AREA OPERATIONS						
General Maintenance (GWL)	5,400	5,400	0	5,400	0.00%	-
Parking Area & Sidewalk (GWL)	1,200	1,200	0	1,200	0.00%	-
Cleaning Contractor	6,000	5,864	136	6,000	0.00%	-
Common Area Cleaning (GWL)	9,400	9,400	-0	9,400	0.00%	-
Snow Removal Roof & Drivewa	3,000	2,925	75	3,000	0.00%	-
Snow Removal (GWL)	14,000	14,000	0	14,000	0.00%	-
Landscaping	18,000	20,571	-2,571	18,000	0.00%	-
Landscaping (GWL)	9,000	8,218	782	9,000	0.00%	-
Exterior Window Washing	5,500	6,500	-1,000	6,600	20.00%	1,100
Hot Tub Maintenance (GWL)	9,000	9,000	0	9,000	0.00%	-
Total COMMON AREA OPERATIONS	80,500	83,077		81,600	1.37%	1,100
UTILITIES						
Cable/Internet	84,755	84,056	699	88,993	5.00%	4,238
Telephone	4,800	5,316	-516	5,328	11.00%	528
Electric	70,432	52,717	17,715	63,389	-10.00%	(7,043)
Gas	145,600	151,528	-5,928	159,948	9.85%	14,348
Water	30,167	29,748	419	31,675	5.00%	1,508
Sewer	36,568	36,643	-75	38,396	5.00%	1,828
Trash Removal	19,500	17,876	1,624	20,475	5.00%	975
Total UTILITIES	391,822	377,884		408,204	4.18%	16,382
Total Expense	750,347	739,511		783,662	4.44%	33,315
Total Income	945,416	750,706		985,395	4.23%	39,979
Reserve Fund Contribution	195,069	199,321		201,732	3.42%	6,663
Total Expense	750,347	739,511		783,662	4.44%	33,315
	0	11,195		0		