

**Basecamp Shops & Residences HOA**  
**Proposed Budget 2023**

	2022 Actual	2022 Budget	Over Budget	Proposed 2023 Budget	Comments
<b>Income</b>					
4010 Dues - Residential	\$ 140,418.36		\$ 140,418.36	\$ 163,591.08	
4015 Dues - Garage	\$ 6,676.80		\$ 6,676.80		
4020 Dues - Commercial	\$ 133,224.00		\$ 133,224.00	\$ 123,103.79	
4115 Operating Interest Income	\$ 15.65		\$ 15.65		
Dues Assessment		\$ 280,006.99	\$ (280,006.99)		
Reserve Contribution	\$ (17,474.00)	\$ (17,474.00)		\$ (35,000.00)	Reserve contribution based on investment gain
Investment Gain				\$ 35,000.00	Reserve contribution based on investment gain
<b>Total Income</b>	<b>\$ 262,860.81</b>	<b>\$ 262,532.99</b>	<b>\$ 327.82</b>	<b>\$ 286,694.87</b>	
<b>Expenses</b>					
<b>5100 General Operating Expenses</b>					
<b>Administrative Expenses</b>					
Accounting	\$ 104.43	\$ 215.00	\$ (110.57)	\$ 1,235.00	x
CO Annual Report	\$ 10.00	\$ 250.00	\$ (240.00)	\$ 10.00	x
DORA HOA Registration	\$ 29.00	\$ 10.00	\$ 19.00	\$ 29.00	x
Insurance	\$ 14,829.00	\$ 13,000.00	\$ 1,829.00	\$ 15,000.00	x
Late Fees Expense	\$ 631.45	\$ -	\$ 631.45	\$ -	
Legal Fees	\$ 9,000.00	\$ -	\$ 9,000.00	\$ 2,000.00	x
Management Fees	\$ 12,780.00	\$ 12,780.00	\$ -	\$ 13,803.00	x
Office Supplies	\$ 100.00	\$ 100.00	\$ -	\$ 100.00	x
<b>Total Administrative Expenses</b>	<b>\$ 37,483.88</b>	<b>\$ 26,355.00</b>	<b>\$ 11,128.88</b>	<b>\$ 32,177.00</b>	
<b>Repair &amp; Maintenance Expenses</b>					
Boiler Inspection & Maintenance	\$ 530.00	\$ -	\$ 530.00	\$ 530.00	x
Fire Safety Inspections & Maintenance	\$ 850.50	\$ 1,100.00	\$ (249.50)	\$ 1,000.00	x
Fire Safety Monitoring	\$ 1,069.44	\$ -	\$ 1,069.44	\$ 1,070.00	x
Garbage Enclosure Expenses	\$ 269.96	\$ -	\$ 269.96	\$ -	
Repair & Maintenance - Shared	\$ 353.24	\$ -	\$ 353.24	\$ 400.00	x
Roof Shoveling	\$ 3,247.20	\$ 4,500.00	\$ (1,252.80)	\$ 3,000.00	x
Window Cleaning	\$ 2,200.00	\$ 2,000.00	\$ 200.00	\$ 2,200.00	x
<b>Total Repair &amp; Maintenance Expenses</b>	<b>\$ 8,520.34</b>	<b>\$ 7,600.00</b>	<b>\$ 920.34</b>	<b>\$ 8,200.00</b>	
<b>Utilities</b>					
Electricity	\$ 4,799.47	\$ 12,000.00	\$ (7,200.53)	\$ 6,700.00	
Gas	\$ (0.77)	\$ -	\$ (0.77)	\$ -	
Sewer	\$ 8,887.20	\$ 8,888.00	\$ (0.80)	\$ 8,600.00	
Trash	\$ 2,112.00	\$ 2,115.00	\$ (3.00)	\$ 2,500.00	
Water	\$ 8,293.23	\$ 6,400.00	\$ 1,893.23	\$ 8,000.00	
<b>Total Utilities</b>	<b>\$ 24,091.13</b>	<b>\$ 29,403.00</b>	<b>\$ (5,311.87)</b>	<b>\$ 25,800.00</b>	
<b>Total 5100 General Operating Expenses</b>	<b>\$ 70,095.35</b>	<b>\$ 33,955.00</b>	<b>\$ 6,737.35</b>	<b>\$ 66,177.00</b>	
<b>6000 Commercial Operating Expenses</b>					
BGX Cam Expense - Commercial	\$ 18,565.11	\$ 19,011.50	\$ (446.39)	\$ 18,511.04	
Ground Rent - Commercial	\$ 71,083.32	\$ 66,411.00	\$ 4,672.32	\$ 75,671.26	
HVAC	\$ 6,171.00	\$ 5,250.00	\$ 921.00	\$ 4,600.00	
Repair & Maintenance - Commercial	\$ 3,795.11		\$ 3,795.11	\$ 3,800.00	
<b>Total 6000 Commercial Operating Expenses</b>	<b>\$ 99,614.54</b>	<b>\$ 90,672.50</b>	<b>\$ 8,942.04</b>	<b>\$ 102,582.30</b>	
<b>7000 Residential Operating Expenses</b>					
BGX Cam Expense - Residential	\$ 20,145.15	\$ 20,629.50	\$ (484.35)	\$ 20,086.45	Unit R107 excluded
Carpet Cleaning	\$ 393.97	\$ -	\$ 393.97	\$ 500.00	
Cleaning	\$ 8,570.00	\$ 8,400.00	\$ 170.00	\$ 8,880.00	
Ground Rent - Residential	\$ 77,132.88	\$ 72,063.00	\$ 5,069.88	\$ 82,111.37	Unit R107 excluded
Repair & Maintenance - Residential	\$ 1,815.65	\$ 1,000.00	\$ 815.65	\$ 2,000.00	
<b>Total 7000 Residential Operating Expenses</b>	<b>\$ 108,057.65</b>	<b>\$ 102,092.50</b>	<b>\$ 5,965.15</b>	<b>\$ 113,577.82</b>	
<b>Parking Expense</b>					
BGX Cam Expense - Parking	\$ 790.02	\$ 809.00	\$ (18.98)	\$ 787.70	
General Common Expenses - Parking	\$ 2,171.79	\$ 600.00	\$ 1,571.79	\$ 350.00	
Ground Rent - Parking	\$ 3,024.84	\$ 2,826.00	\$ 198.84	\$ 3,220.05	
<b>Total Parking Expense</b>	<b>\$ 5,986.65</b>	<b>\$ 4,235.00</b>	<b>\$ 1,751.65</b>	<b>\$ 4,357.76</b>	
<b>Total Expenses</b>	<b>\$ 283,754.19</b>	<b>\$ 230,955.00</b>	<b>\$ 23,396.19</b>	<b>\$ 286,694.88</b>	
<b>Net Operating Income</b>	<b>\$ (20,893.38)</b>	<b>\$ 31,577.99</b>	<b>\$ (23,068.37)</b>	<b>\$ (0.01)</b>	
<b>Other Income</b>					
9000 Reserve Income	\$ 17,474.00	\$ 17,474.00	\$ -	\$ 35,000.00	
9015 Reserve Interest Income	\$ 2,475.43	\$ -	\$ 2,475.43	\$ -	
<b>Total Other Income</b>	<b>\$ 19,949.43</b>	<b>\$ 17,474.00</b>	<b>\$ 2,475.43</b>	<b>\$ 35,000.00</b>	
<b>Net Other Income</b>	<b>\$ 19,949.43</b>	<b>\$ 17,474.00</b>	<b>\$ 2,475.43</b>		
<b>Net Income</b>	<b>\$ (943.95)</b>	<b>\$ 49,051.99</b>	<b>\$ (20,592.94)</b>	<b>\$ (0.01)</b>	