

Basecamp Shops & Residences HOA									
Budget 2025									
		FY2024 Estimated Actual	FY2024 Budget	Variance Actual to Budget	2025 Forecasted Draft Budget	Decs Section/Comments			
4000	Income				9.27%				
4240	Dues - Garage	\$ 2,782	\$ -	\$ 2,782	\$ -	Included in Dues - Residential			
4250	Dues - Residential	\$ 156,868	\$ 159,692	\$ (2,824)	\$ 179,527		12.42%	\$ 21,543.24	
4260	Dues - Commercial	\$ 153,190	\$ 153,187	\$ 3	\$ 162,348		5.98%	\$ 9,740.90	0.474875795 -0.52512
4700	HOA Transfer Fee	\$ 200	\$ -	\$ 200	\$ -	Not budgeted			
4290	Operating Interest Income	\$ 41	\$ -	\$ 41	\$ -	Not budgeted			
	Total Income	\$ 313,081	\$ 312,879	\$ (2,580)	\$ 341,875				
	General Operating Expenses								
	Repair & Maintenance Expenses								
5110	General Repair & Maintenance - Shared	\$ 5,144	\$ 500	\$ 4,644	\$ 2,500	Increase per actual/history			
5120	Boiler Inspection & Maintenance	\$ 180	\$ 530	\$ (350)	\$ 7,162	Tolin \$1719/qtr Oct 1 start + state inspection \$200.			
5160	Window Cleaning	\$ 2,300	\$ 2,400	\$ (100)	\$ 2,400	No change			
5210	Fire Safety Monitoring	\$ 360	\$ 1,245	\$ (885)	\$ 747	Allied Sec \$180/qtr 4/1 start, 5% increase			
5220	Fire Safety Inspections & Maintenance	\$ 1,769	\$ 1,375	\$ 394	\$ 1,800	PY			
5730	Roof Shoveling	\$ 2,805	\$ 2,000	\$ 805	\$ 2,800	PY			
	Total Repair & Maintenance Expenses	\$ 12,558	\$ 8,050	\$ 4,508	\$ 17,409				
5800	Utilities								
5810	Electricity	\$ 13,624	\$ 14,079	\$ (455)	\$ 14,306	PY plus 5% increase			
5820	Gas	\$ 7,138	\$ -	\$ 7,138	\$ 7,495	PY plus 5% increase			
5850	Trash	\$ 2,196	\$ 2,635	\$ (439)	\$ 2,369	PY \$188/mo plus 5% increase			
5860	Water	\$ 7,250	\$ 8,432	\$ (1,182)	\$ 7,612	PY plus 5% increase			
5870	Sewer	\$ 10,580	\$ 11,151	\$ (571)	\$ 11,109	PY \$882/mo plus 5% increase			
	Total Utilities	\$ 40,788	\$ 36,297	\$ 4,491	\$ 42,891				
	Administrative Expenses								
6110	Accounting	\$ 166	\$ 225	\$ (59)	\$ -	Moved to Admin - Gen			
6120	Tax Expense		\$ 76	\$ (76)	\$ -	Moved to Admin - Gen			
6210	Insurance - 95% GenOp, 5% ParkingEx	\$ 21,061	\$ 19,557	\$ 1,504	\$ 27,269	9.2.7 - 95% of rate \$1840/mo, 30% increase		\$ 22,080	\$ 30,600
6310	Legal Fees	\$ 2,859	\$ 2,000	\$ 859	\$ 2,000	No change			
						Combined with Reg Fees \$72, Accounting/Tax expense			
6410	Administrative - General	\$ -	\$ 100	\$ (100)	\$ 722	\$300 & Meeting Expense \$250			
6420	Annual Meeting Expense	\$ -	\$ 250	\$ (250)	\$ -	Moved to Admin - Gen			
6450	Registration Fees	\$ 68	\$ 52	\$ 16	\$ -	Moved to Admin - Gen			
6500	Management Fees - 95% GenOp, 5% ParkingEx	\$ 13,821	\$ 13,821	\$ (0)	\$ 14,231	9.2.7 - 95% of Actual \$1212/mo, 3% increase			
6900	Adjustments/Penalties	\$ 78	\$ -	\$ 78	\$ -	Not Budgeted			
	Total Administrative Expenses	\$ 38,053	\$ 36,081	\$ 1,972	\$ 44,222				
	Total General Operating Expenses	\$ 91,399	\$ 80,428	\$ 10,971	\$ 104,522		29.96%	\$ 24,094	\$ 16,624.8
9010	Commercial Operating Expenses								
9011	BGX Cam Expense - Commercial 100%	\$ 43,465	\$ 41,674	\$ 1,791	\$ 42,926	9.2.9 - 100% of rate \$3473/mo current, 3% increase			
9012	Ground Rent - Commercial 47%	\$ 78,208	\$ 78,208	\$ (0)	\$ 80,556	9.2.1 - 47% of rate \$13867/mo current, 3% increase			
9013	Repair & Maintenance - Commercial	\$ 2,225	\$ 3,800	\$ (1,575)	\$ 3,000	Reduce per PY			
9014	HVAC	\$ 2,063	\$ 4,600	\$ (2,537)	\$ 3,500	Reduce per PY			
	Total Commercial Operating Expenses	\$ 125,961	\$ 128,282	\$ (2,321)	\$ 129,982		1.33%		
9020	Residential Operating Expenses								
9022	Ground Rent - Residential 51%	\$ 84,864	\$ 84,864	\$ (0)	\$ 87,412	9.2.1 - 51% of rate \$13867/mo current, 3% increase			
9023	Repair & Maintenance - Residential	\$ 835	\$ 2,000	\$ (1,165)	\$ 2,000	No change			
	Carpet Cleaning		\$ 3,000	\$ (3,000)	\$ 1,446	Reduce. Two times a year \$702ea, 3% increase			
9025	Cleaning	\$ 13,127	\$ 9,120	\$ 4,007	\$ 10,800	\$900/mo acctual			
	Total Residential Operating Expenses	\$ 98,826	\$ 98,984	\$ (158)	\$ 101,658		2.70%		
9030	Parking Expense								
9032	Ground Rent - Parking 2%	\$ 3,328	\$ 3,328	\$ 0	\$ 3,428	9.2.1 - 2% of PY plus CPI at 3%			
9033	General Common Expenses - Parking	\$ -	\$ 100	\$ (100)	\$ 100	No change			
9034	Insurance - 95% GenOp, 5% ParkingEx	\$ 1,029	\$ 1,029	\$ -	\$ 1,435	9.2.7 - 5% of rate \$1840/mo, 30% increase			
9035	Management Fees - 95% GenOp, 5% ParkingEx	\$ 727	\$ 727	\$ -	\$ 749	9.2.7 - 5% of Actual contract amount			
	Total Parking Expense	\$ 5,084	\$ 5,184	\$ (100)	\$ 5,712		10.19%		
	Total Expenses	\$ 321,270	\$ 312,878	\$ 8,392	\$ 341,875		9.27%		
	Net Operating Income	\$ (8,189)	\$ 1	\$ (10,972)	\$ 1				
	Other Income								
						Reserve Study suggests \$20.5k in 2025. With settlement and settlement interest, additional contribution unneeded.			
	Reserve Income	\$ -	\$ 19,450	\$ (19,450)	\$ -				
	Reserve Interest Income	\$ 2,368	\$ -	\$ 2,368	\$ -				
	Reserve Investment Interest Income	\$ 35,858	\$ -	\$ 35,858	\$ -				
	Total Other Income	\$ 38,226	\$ 19,450	\$ 18,776	\$ -				
	Other Expenses								
						No projects planned. Out of contract projects are subject to AE's Additional Services Costs in contract.			
	Reserve Expenses	\$ 24,324	\$ -	\$ 24,324	\$ -				
	Total Other Expenses	\$ 24,324	\$ -	\$ 24,324	\$ -				
	Net Other Income	\$ 13,901	\$ 19,450	\$ (5,549)	\$ -				
	Net Income	\$ 5,712	\$ 19,451	\$ (16,521)	\$ 1				