

Basecamp Shops & Residences HOA

Approved Budget 2026

		FY2025 Est. Actual	FY2025 Budget	Var. Actual to Budget	2026 Budget
Income					4.54%
4250	Dues - Residential	\$ 179,592	\$ 179,527	\$ 65	\$ 191,193
4260	Dues - Commercial	\$ 162,360	\$ 162,348	\$ 12	\$ 166,219
4700	HOA Transfer Fee	\$ -	\$ -	\$ -	\$ -
4290	Operating Interest Income	\$ 30	\$ -	\$ 30	\$ -
Total Income		\$ 341,982	\$ 341,875	\$ 107	\$ 357,412
General Operating Expenses					
Repair & Maintenance Expenses					
5110	General Repair & Maintenance - Shared	\$ 15,125	\$ 2,500	\$ 12,625	\$ 3,000
5120	Boiler Inspection & Maintenance	\$ 6,876	\$ 7,162	\$ (286)	\$ 7,282
5130	Roof Repair & Maintenance	\$ 200	\$ -	\$ 200	\$ -
5160	Window Cleaning	\$ 2,300	\$ 2,400	\$ (100)	\$ 2,400
5210	Fire Safety Monitoring	\$ 1,169	\$ 747	\$ 422	\$ 756
5220	Fire Safety Inspections & Maintenance	\$ 1,195	\$ 1,800	\$ (605)	\$ 1,800
5730	Roof Shoveling	\$ 5,642	\$ 2,800	\$ 2,842	\$ 5,000
Total Repair & Maintenance Expenses		\$ 32,508	\$ 17,409	\$ 15,099	\$ 20,238
Utilities					
5810	Electricity	\$ 5,546	\$ 14,306	\$ (8,760)	\$ 6,000
5820	Gas	\$ 7,167	\$ 7,495	\$ (328)	\$ 7,382
5850	Trash	\$ 3,451	\$ 2,369	\$ 1,082	\$ 5,582
5860	Water	\$ 7,728	\$ 7,612	\$ 116	\$ 7,960
5870	Sewer	\$ 10,580	\$ 11,109	\$ (529)	\$ 10,902
Total Utilities		\$ 34,471	\$ 42,891	\$ (8,420)	\$ 37,825
Administrative Expenses					
6110	Accounting	\$ 372	\$ -	\$ 372	\$ -
6120	Tax Expense	\$ 284	\$ -	\$ 284	\$ -
6210	Insurance - 95% GenOp, 5% ParkingEx	\$ 31,284	\$ 27,269	\$ 4,015	\$ 39,045
6310	Legal Fees	\$ 3,506	\$ 2,000	\$ 1,506	\$ 2,000
6410	Administrative - General	\$ 29	\$ 722	\$ (693)	\$ 722
6500	Management Fees - 95% GenOp, 5% ParkingEx	\$ 14,230	\$ 14,231	\$ (1)	\$ 16,440
Total Administrative Expenses		\$ 49,705	\$ 44,222	\$ 5,483	\$ 58,207
Total General Operating Expenses		\$ 116,684	\$ 104,522	\$ 12,162	\$ 116,270
Commercial Operating Expenses					
9010	BGX Cam Expense - Commercial 100%	\$ 43,040	\$ 42,926	\$ 114	\$ 44,335
9012	Ground Rent - Commercial 47%	\$ 80,542	\$ 80,556	\$ (14)	\$ 82,880
9013	Repair & Maintenance - Commercial	\$ -	\$ 3,000	\$ (3,000)	\$ 1,500
9014	HVAC	\$ -	\$ 3,500	\$ (3,500)	\$ 1,500
Total Commercial Operating Expenses		\$ 123,582	\$ 129,982	\$ (6,400)	\$ 130,215
Residential Operating Expenses					
9020	Ground Rent - Residential 51%	\$ 87,397	\$ 87,412	\$ (15)	\$ 89,933
9023	Repair & Maintenance - Residential	\$ -	\$ 2,000	\$ (2,000)	\$ 2,000
	Carpet Cleaning - Residential	\$ -	\$ -	\$ -	\$ 1,446
9025	Cleaning	\$ 9,900	\$ 12,246	\$ (2,346)	\$ 10,800
Total Residential Operating Expenses		\$ 97,297	\$ 101,658	\$ (4,361)	\$ 104,180
Parking Expense					
9030	Ground Rent - Parking 2%	\$ 3,427	\$ 3,428	\$ (1)	\$ 3,527
9033	General Common Expenses - Parking	\$ -	\$ 100	\$ (100)	\$ 300
9034	Insurance - 95% GenOp, 5% ParkingEx	\$ 1,434	\$ 1,435	\$ (1)	\$ 2,055
9035	Management Fees - 95% GenOp, 5% ParkingEx	\$ 750	\$ 749	\$ 1	\$ 865
Total Parking Expense		\$ 5,611	\$ 5,712	\$ (101)	\$ 6,747
Total Expenses		\$ 343,174	\$ 341,874	\$ 1,300	\$ 357,412
Net Operating Income		\$ (1,192)	\$ 1	\$ (1,193)	\$ 1
Other Income					
7200	Reserve Income	\$ -	\$ -	\$ -	\$ -
7310	Reserve Interest Income	\$ 1,229	\$ -	\$ 1,229	\$ -
7320	Reserve Investment Interest Income	\$ 37,424	\$ -	\$ 37,424	\$ -
Total Other Income		\$ 38,653	\$ -	\$ 38,653	\$ -
Other Expenses					
8200	Reserve Expenses	\$ 22,965	\$ -	\$ 22,965	\$ -
Total Other Expenses		\$ 22,965	\$ -	\$ 22,965	\$ -
Net Other Income		\$ 15,688	\$ -	\$ 15,688	\$ -
Net Income		\$ 14,496	\$ 1	\$ 14,495	\$ 1