

Basecamp Lofts & Studios HOA

Proposed Budget 2025 - 30 Units

Account #	Account Name	FY2024 Estimated Actual	FY2024 Budget	Variance Actual to Budget	Proposed Budget	Comments
4000	Operating Income				2.5%	
4200	Operating Dues	\$ 173,507	\$ 173,507	\$ -	\$ 177,913	
	Dues - Covered Stall	\$ 3,250	\$ 3,250	\$ -	\$ 3,250	\$250ea, 13 Covered Stalls
	Dues - Storage Units	\$ 600	\$ 600	\$ -	\$ 600	\$50ea, 12 Storage Units
	Total Income	\$ 177,357	\$ 177,357	\$ -	\$ 181,763	
5000-6000	Operating Expenses					
6110	Accounting	\$ 600	\$ 600	\$ -	\$ 600	No change
6420	Meeting Expense	\$ 250	\$ 250	\$ -	\$ 250	No change
6450	Registration Fees	\$ 67	\$ 67	\$ -	\$ 73	Increased fee - CO Annual Report and DORA Reg Fee
6200	Insurance	\$ 22,000	\$ 22,000	\$ -	\$ 26,400	20-25% increase estimated
6310	Legal Fees	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	No change
6500	Management Fees	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	No change, \$1,000 per unit
5220	Fire Safety Inspections & Maintenance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	No change
5210	Fire Safety Monitoring	\$ 1,440	\$ 1,440	\$ -	\$ 1,440	120/month
5100	Repair & Maintenance	\$ 1,600	\$ 1,600	\$ -	\$ 1,600	No change
5160	Window Cleaning	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	No change
5810	Electricity	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	No change
5870	Sewer	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	No change
5850	Trash	\$ 7,000	\$ 7,000	\$ -	\$ 7,000	No change
5860	Water	\$ 13,500	\$ 13,500	\$ -	\$ 13,500	No change, Includes pop up irrigation
	Ground Rent	\$ 38,000	\$ 38,000	\$ -	\$ 38,000	No change
	Frisco Station Snowstack Relocation	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	No change, Declarations B 9.2.1(b)
5710	Snow Plowing	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	No change, \$2,000 per month for 6 months
5610	Grounds & Landscaping	\$ 11,500	\$ 11,500	\$ -	\$ 11,500	No change, Includes Parking Sweeping @ \$300/mth for 5 mth
	Total Operating Expenses	\$ 177,357	\$ 177,357	\$ -	\$ 181,763	
	Net Operating Income	\$ -	\$ -	\$ -	\$ -	
7000	Reserves Income				0.0%	
7200	Reserve Income	\$ 22,920	\$ 22,920	\$ -	\$ 22,920	No change
7310	Reserve Interest Income	\$ -	\$ -	\$ -	\$ -	Not budgeted
	Total Reserves Income	\$ 22,920	\$ 22,920	\$ -	\$ 22,920	
8000	Reserves Expenses					
8200	Reserve Expenses	\$ -	\$ -	\$ -	\$ -	Nothing planned
	Total Reserves Expenses	\$ -	\$ -	\$ -	\$ -	
	Net Reserves Income	\$ 22,920	\$ 22,920	\$ -	\$ 22,920	From reserve study to fund reserves
	Total Net Income	\$ 22,920	\$ 22,920	\$ -	\$ 22,920	

Total Increase See Dues Allocations tab for individual unit dues amounts
2.2%