

**Basecamp Lofts & Studios HOA**

**Approved Budget 2026 - 30 Units**

Account #	Account Name	FY2025 Estimated Actual	FY2025 Budget	Variance Actual to Budget	2026 Budget	Comments
<b>4000</b>	<b>Operating Income</b>				<b>0.0%</b>	
4200	Operating Dues	\$ 67,782	\$ 177,913	\$ 110,131	\$ 177,862	
4245	Dues - Covered Stall	\$ -	\$ 3,250	\$ 3,250	\$ 3,500	\$250ea, 14 Covered Stalls
4270	Dues - Storage Units	\$ -	\$ 600	\$ 600	\$ 400	\$50ea, 8 Storage Units
490	Operating Interest Earned	\$ -	\$ -	\$ -		
4700	HOA Transfer Fee	\$ 2,400	\$ -	\$ (2,400)		
	<b>Total Income</b>	<b>\$ 70,182</b>	<b>\$ 181,763</b>	<b>\$ 111,581</b>	<b>\$ 181,762</b>	
<b>5000-6000</b>	<b>Operating Expenses</b>					
5110	Repair & Maintenance - General	\$ 1,748	\$ 1,600	\$ (148)	\$ 3,300	LY plus \$1700 for holiday lights
5160	Window Cleaning	\$ -	\$ 2,400	\$ 2,400	\$ 2,400	No change
5210	Fire Safety Monitoring	\$ 390	\$ 1,440	\$ 1,051	\$ 1,440	120/month
5220	Fire Safety Inspections & Maintenance	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	No change
5610	Grounds & Landscaping	\$ 650	\$ 11,500	\$ 10,850	\$ 11,500	No change, Includes Parking Sweeping @ \$300/mth for 5 mth
5710	Snow Plowing	\$ 1,875	\$ 12,000	\$ 10,125	\$ 12,570	\$12,324 with 2% CPI increase
5750	Frisco Station Snowstack Relocation	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	No change, <b>Declarations B 9.2.1(b)</b>
5810	Electricity	\$ 11,208	\$ 10,000	\$ (1,208)	\$ 5,640	No change
5850	Trash	\$ 2,843	\$ 7,000	\$ 4,157	\$ 7,000	No change
5860	Water	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	No change, Includes pop up irrigation
5870	Sewer	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	No change
6110	Accounting	\$ 124	\$ 600	\$ 476	\$ 600	No change
6210	Insurance	\$ 2,859	\$ 26,400	\$ 23,541	\$ 26,400	20-25% increase estimated
6310	Legal Fees	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	No change
6420	Meeting Expense	\$ -	\$ 250	\$ 250	\$ 250	No change
6450	Registration Fees	\$ -	\$ 73	\$ 73	\$ 73	Increased fee - CO Annual Report and DORA Reg Fee
6500	Management Fees	\$ 30,000	\$ 30,000	\$ -	\$ 30,900	3% increase
						<b>Ground Lease 4.2 &amp; 1.4 (i)</b> Comencment Date Jan 1st. September
9002	Ground Rent	\$ 7,474	\$ 38,000	\$ 30,526	\$ 39,188	CPI index to find the percent increase from 12 mo prior =1+((LY CPI- TY CPI)/LY CPI)
	<b>Total Operating Expenses</b>	<b>\$ 59,172</b>	<b>\$ 181,763</b>	<b>\$ 122,591</b>	<b>\$ 181,762</b>	
	<b>Net Operating Income</b>	<b>\$ (11,010)</b>	<b>\$ -</b>	<b>\$ (11,010)</b>	<b>\$ -</b>	
<b>7000</b>	<b>Reserves Income</b>				<b>0.0%</b>	
7200	Reserve Income	\$ -	\$ 22,920		\$ 22,920	No change
7310	Reserve Interest Income	\$ 8	\$ -	\$ 22,920		Not budgeted
	<b>Total Reserves Income</b>	<b>\$ 8</b>	<b>\$ 22,920</b>	<b>\$ 22,920</b>	<b>\$ 22,920</b>	
<b>8000</b>	<b>Reserves Expenses</b>					
8200	Reserve Expenses	\$ -	\$ -	\$ -	\$ -	Nothing planned
	<b>Total Reserves Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
	<b>Net Reserves Income</b>	<b>\$ 8</b>	<b>\$ 22,920</b>	<b>\$ 22,920</b>	<b>\$ 22,920</b>	From reserve study to fund reserves
	<b>Total Net Income</b>	<b>\$ (11,003)</b>	<b>\$ 22,920</b>	<b>\$ 11,910</b>	<b>\$ 22,920</b>	

Total Increase See Dues Allocations tab for individual unit dues amounts  
0.0%