

The Corral At Breckenridge 2026-2027 Approved Budget					
	Account Name	2025-26 Budget	2025-26 Forecasted Year- end	2025-26 Forecasted to Budget Var.	2026-27 Budget
	Operating Income				14.5%
4200	Operating Dues	\$ 783,662	\$ 783,665	\$ 2	\$ 897,557
4290	Operating Interest Earned	\$ -	\$ 0	\$ 0	\$ -
4700	HOA Transfer Fee	\$ -	\$ 75	\$ 75	\$ -
4920	Late Fees Income	\$ -	\$ 116	\$ 116	\$ -
	Total Operating Income	\$ 783,662	\$ 783,857	\$ 194	\$ 897,557
	Operating Expense				
5110	General Repairs & Maintenance	\$ 20,557	\$ 28,474	\$ (7,917)	\$ 20,557
5120	Boiler Repair & Maintenance	\$ 12,000	\$ 21,562	\$ (9,562)	\$ 12,000
5121	Boiler Contracted Service/Maintenance	\$ 32,184	\$ 32,184	\$ -	\$ 32,140
5140	Road Repair & Maintenance		\$ -	\$ -	\$ -
5150	Elevator Repairs & Maintenance	\$ 24,725	\$ 26,734	\$ (2,009)	\$ 25,000
5160	Window Cleaning	\$ 6,600	\$ 6,700	\$ (100)	\$ 6,700
5170	Spa Repairs & Maintenance	\$ 4,500	\$ 2,790	\$ 1,710	\$ 4,500
5210	Fire System Monitoring	\$ 4,300	\$ 7,396	\$ (3,096)	\$ 4,300
5220	Fire System Maintenance	\$ 7,500	\$ 17,080	\$ (9,580)	\$ 10,000
5300	Supplies	\$ 3,990	\$ 1,137	\$ 2,853	\$ 1,500
5500	Cleaning Fee	\$ 6,000	\$ 8,040	\$ (2,040)	\$ 19,040
5610	Grounds & Landscaping	\$ 18,000	\$ 16,532	\$ 1,468	\$ 27,000
5710	Snow Plowing		\$ -	\$ -	\$ -
5720	Snow Shoveling		\$ -	\$ -	\$ -
5730	Roof Snow Removal	\$ 3,000	\$ 250	\$ 2,750	\$ 1,000
5760	Snow Melt Repair System	\$ 2,000	\$ -	\$ 2,000	\$ -
5810	Electricity	\$ 63,389	\$ 64,146	\$ (757)	\$ 63,389
5820	Gas	\$ 159,948	\$ 163,923	\$ (3,975)	\$ 165,720
5830	Internet	\$ 88,993	\$ 94,373	\$ (5,380)	\$ 98,305
5850	Trash	\$ 20,475	\$ 20,778	\$ (303)	\$ 21,382
5860	Water	\$ 31,675	\$ 33,671	\$ (1,996)	\$ 33,819
5870	Sewer	\$ 38,396	\$ 34,814	\$ 3,582	\$ 38,316
5880	Telephone	\$ 5,328	\$ 5,857	\$ (529)	\$ 3,000
	Administrative Expense				
6110	Accounting	\$ 1,800	\$ 7,370	\$ (5,570)	\$ 1,800
6130	Property Tax Expense	\$ 1,817	\$ 2,071	\$ (254)	\$ 2,071
6140	Bank Charges	\$ -	\$ 760	\$ (760)	\$ -
6210	General Liability Insurance	\$ 114,158	\$ 221,909	\$ (107,751)	\$ 155,000
6310	Legal Fees	\$ 900	\$ 5,150	\$ (4,250)	\$ 1,000
6410	Administrative - General	\$ 2,650	\$ 2,512	\$ 138	\$ 2,650
6500	Management Fees	\$ 60,777	\$ 115,952	\$ (55,175)	\$ 147,368
6999	Reconciliation Discrepancies	\$ -	\$ (11,430)	\$ 11,430	\$ -
	GWL				
	General Maintenance (GWL)	\$ 5,400	\$ 2,038	\$ 3,362	\$ -
	Parking Area & Sidewalk (GWL)	\$ 1,200	\$ 400	\$ 800	\$ -
	Common Area Cleaning (GWL)	\$ 9,400	\$ 3,133	\$ 6,267	\$ -
	Snow Removal (GWL)	\$ 14,000	\$ 4,000	\$ 10,000	\$ -
	Landscaping (GWL)	\$ 9,000	\$ 3,070	\$ 5,930	\$ -
	Hot Tub Maintenance (GWL)	\$ 9,000	\$ 3,114	\$ 5,886	\$ -
	Total Operating Expense	\$ 783,662	\$ 946,492	\$ (162,830)	\$ 897,557
	Net Operating Income	\$ 0	\$ (162,636)		\$ -
	Reserve Income				14.5%
7200	Reserve Dues Income	\$ 156,732	\$ 156,733	\$ 1	\$ 179,511
7270	Reserve Dues Income - Roof	\$ 45,000	\$ 44,998	\$ (2)	\$ 45,000
7310	Reserve Interest Earned	\$ -	\$ 403	\$ 403	\$ -
7330	Reserve Investment Interest Income	\$ -	\$ 5,943	\$ 5,943	\$ -
7500	Reserve income - Special Assessment	\$ -	\$ 298,800	\$ 298,800	\$ -
7700	Working Capital	\$ -	\$ 2,997	\$ 2,997	\$ -
	Total Reserve Income	\$ 201,732	\$ 509,875	\$ 308,142	\$ 224,511
	Reserve Expense				
8200	Reserve Expenses	\$ -	\$ 155,321	\$ (155,321)	\$ -
	Total Reserve Expense	\$ -	\$ 155,321	\$ (155,321)	\$ -
	Net Reserve Income	\$ 201,732	\$ 354,554		\$ 224,511
	Total Income	\$ 985,395	\$ 1,293,731	\$ 308,336	\$ 1,122,068
	Total Expense	\$ 783,662	\$ 1,101,813	\$ (318,151)	\$ 897,557
	Total Net Income	\$ 201,733	\$ 191,918		\$ 224,511