

BRECKENRIDGE CONDOMINIUM
2026 OPERATING BUDGET

PRELIM 2026 Budget 10-13-25	YTD ACTUAL 10/31/25	YTD BUDGET 10/31/25	VARIANCE \$ AMT. OVER/(UNDER)	2025 APPROVED BUDGET	2026 BUDGET	
INCOME/EXPENSES						
Income - Condo						
Condo Fee Assessments	\$1,812,459	\$1,815,446	-\$2,987	\$2,178,535	\$2,279,028	5% Increase
Parking Assessments	\$6,100	\$6,100	\$0	\$7,320	\$7,320	
Loss Due to Bad Debt	\$0	\$0	\$0	\$0	\$0	
Interest Income	\$6,092	\$5,000	\$1,092	\$6,000	\$6,000	
Late Fees/Misc	\$12,414	\$9,750	\$2,664	\$4,200	\$4,200	
Office Rent (paid in admin income)	\$6,250	\$6,250	\$0	\$7,500	\$7,500	\$025/mo
Total Income - Condo	\$1,837,085	\$1,836,296	\$789	\$2,203,555	\$2,304,048	
Income - Admin/Advertising & In-Unit Maintenance						
Admin/Advertising Income	\$67,480	\$73,755	-\$6,275	\$88,506	\$84,600	94 UNITS
Maintenance Income	\$64,418	\$140,000	-\$75,582	\$168,000	\$168,000	
Total Income - Rental Admin/Advertising & In-Unit Maintenance	\$131,898	\$213,755	-\$81,857	\$256,506	\$252,600	
Total Income Condo & Rental Admin/Advertising & In-Unit Maintenance	\$1,968,983	\$2,050,051	-\$81,068	\$2,460,061	\$2,556,648	
Expenses - Condo						
Administrative & Office Expenses						
Christopher Court Recreational Fees	\$71,015	\$86,000	-\$14,985	\$103,200	\$103,200	
Christopher Court Land Fees	\$57,066	\$58,330	-\$1,264	\$69,996	\$81,600	
MVF Fee	\$65,173	\$65,500	-\$327	\$78,600	\$84,000	
Office Supplies/Copier Repairs	\$9,144	\$2,200	\$6,944	\$2,400	\$2,400	
Accounting Fees	\$13,092	\$14,400	-\$1,308	\$17,280	\$17,520	
Postage and Delivery	\$698	\$1,000	-\$302	\$1,200	\$1,200	
IT Support	\$3,500	\$3,500	\$0	\$4,200	\$4,800	
Total Administrative & Office Expense - Condo	\$219,687	\$230,930	-\$11,243	\$276,876	\$294,720	
Advertising - Condo Website & Clubhouse/Fitness Ctr	\$5,473	\$5,000	\$473	\$6,000	\$6,000	
Insurance-Casualty Liability	\$173,196	\$179,000	-\$5,804	\$223,500	\$257,500	Renews in 5/26
Legal Fees for delinquents/ Tax Return	\$26,639	\$17,900	\$8,739	\$21,525	\$26,000	
Dreyfuss Management Fees	\$91,590	\$91,750	-\$160	\$110,100	\$110,100	
Total Advertising Insurance Legal Audit Mgt Fee Expenses - Condo	\$296,898	\$293,650	\$3,248	\$361,125	\$399,600	
Payroll Costs - Condo						
E&R Alternatives - Porter Service	\$102,851	\$73,500	\$29,351	\$88,200	\$96,000	
Security Guards	\$35,410	\$76,763	-\$41,353	\$95,040	\$72,000	
Maintenance- 1+ 50%	\$85,835	\$67,392	\$18,443	\$83,438	\$107,272	
Office 1 & 50% Person	\$95,559	\$105,757	-\$10,198	\$130,937	\$138,661	
Payroll Insurance	\$12,755	\$4,427	\$8,328	\$5,312	\$7,789	
Worker's Comp Insurance	\$2,347	\$5,599	-\$3,253	\$5,599	\$6,447	
Payroll Taxes	\$9,473	\$12,014	-\$2,541	\$14,417	\$20,981	
Total Payroll Expense - Condo	\$344,229	\$345,451	-\$1,223	\$422,942	\$449,150	
Trash Removal - Condo	\$118,612	\$135,000	-\$16,388	\$162,000	\$166,000	
Pest control - Condo	\$4,906	\$3,000	\$1,906	\$3,600	\$4,200	Rodent
Repairs & Maintenance - Condo						
Grounds Management - Landscaping	\$36,829	\$42,500	-\$5,671	\$51,000	\$48,000	
Snow Removal	\$13,260	\$15,000	-\$1,740	\$18,000	\$18,000	
Carpentry	\$506	\$550	-\$44	\$660	\$660	
Electrical	\$2,825	\$1,250	\$1,575	\$1,500	\$2,500	
Alarm and Fire Ext. Service/Repairs	\$7,951	\$18,042	-\$10,091	\$21,650	\$20,060	
Flooring	\$22	\$833	-\$812	\$1,000	\$0	
Locks and Keys	\$57	\$0	\$57	\$0	\$0	
Painting/ Plastering	\$1,135	\$0	\$1,135	\$600	\$0	
Plumbing repairs - Common pipes	\$3,414	\$4,000	-\$586	\$4,800	\$4,800	
Roof Repairs	\$6,065	\$7,667	-\$1,602	\$9,200	\$9,200	
Tools and Equipment	\$197	\$0	\$197	\$0	\$0	
CONTRACT CLEANING	\$1,489	\$4,583	-\$3,094	\$5,500	\$5,500	
Total Repairs and Maintenance -Condo	\$73,750	\$94,425	-\$20,675	\$113,910	\$108,720	
Cleaning Supplies	\$350	\$1,000	-\$650	\$1,200	\$1,200	
Lamps & Fuses	\$0	\$0	\$0	\$0	\$0	
Uniforms	\$5,262	\$4,250	\$1,012	\$5,100	\$4,200	
Total Supplies & Uniforms - Condo	\$5,612	\$5,250	\$362	\$6,300	\$5,400	
License MC Fee - Condo	\$4,127	\$9,065	-\$4,938	\$10,865	\$10,865	
Utilities and Fuel						
Electric	\$36,140	\$29,554	\$6,586	\$35,465	\$44,201	
Phone	\$11,936	\$16,750	-\$4,814	\$20,100	\$20,100	
Water	\$73,044	\$87,052	-\$14,008	\$104,462	\$91,014	
Sewer	\$121,397	\$138,092	-\$16,695	\$165,710	\$170,029	
Total Utilities and Fuel - Condo	\$242,517	\$271,448	-\$28,932	\$325,738	\$325,344	
Replacement Expenses	\$136,611	\$412,379	-\$275,769	\$419,500	\$411,500	
Reserve for Replacement	\$75,000	\$91,667	-\$16,667	\$110,000	\$138,000	
Changes in Delinquency	\$0	\$0	\$0	\$0	\$0	
Other receipts/Other Disbursements	\$55	\$0	\$55	\$0	\$0	
Total Condo - Expenses	\$1,521,947	\$1,692,266	-\$370,318	\$2,212,856	\$2,303,499	
Rental Admin & Office Expense						
Supplies/Office Rent/ Training	\$8,981	\$9,400	-\$419	\$11,280	\$10,680	
Accounting Fees	\$0	\$0	\$0	\$0	\$0	
Postage & Delivery	\$402	\$1,000	-\$598	\$1,200	\$600	
Total Rental Administrative & Office Expense	\$9,383	\$10,400	-\$1,017	\$12,480	\$11,280	
Advertising/Leasing	\$16,342	\$22,418	-\$6,076	\$28,403	\$24,477	
Legal & Credit Applications	\$808	\$2,100	-\$1,292	\$2,520	\$1,800	
Total Rental Advertising & Legal Expense	\$17,150	\$24,518	-\$7,368	\$30,923	\$26,277	

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Payroll Costs - Rental Admin & Office Expense					
1 - Admin 50%	\$35,117	\$32,198	\$2,919	\$39,864	\$42,749
Payroll Insurance	\$0	\$2,066	-\$2,066	\$2,479	\$1,303
Worker's Comp Insurance	\$1,173	\$378	\$795	\$377	\$616
Payroll Taxes	\$2,151	\$2,146	\$5	\$2,488	\$2,911
Total Payroll Expense - Rental Admin/Advertising	\$38,442	\$36,788	\$1,654	\$44,808	\$47,579
Total Rental Admin/Advertising Expense	\$64,975	\$71,706	-\$6,731	\$88,611	\$85,136
Rental In-Unit Maintenance Expense					
Payroll Costs - Rental In-Unit Maintenance					
Maintenance - 50%	\$29,876	\$23,262	\$6,615	\$28,800	\$38,992
Security Guards	\$0	\$0	\$0	\$0	\$0
Payroll Insurance	\$0	\$2,066	-\$2,066	\$2,479	\$1,303
Worker's Comp Insurance	\$1,173	\$377	\$796	\$377	\$616
Payroll Taxes	\$2,000	\$2,000	\$0	\$2,488	\$2,911
Total Payroll Expense Rental In-Unit Maintenance	\$33,049	\$27,705	\$5,345	\$34,144	\$43,822
Pest Control - In-Unit Maintenance	\$4,195	\$4,500	-\$305	\$5,400	\$6,300
Apartment Rental Turnover	\$28,015	\$20,125	\$7,890	\$24,825	\$24,450
Appliances	\$911	\$4,400	-\$3,489	\$5,290	\$3,120
HVAC	\$752	\$3,750	-\$2,998	\$4,500	\$3,000
Heat & HW Repairs	\$1,545	\$5,000	-\$3,455	\$6,000	\$3,600
Carpentry	\$2,308	\$3,000	-\$692	\$3,600	\$4,200
Electrical	\$3,798	\$1,650	\$2,148	\$1,980	\$3,000
Flooring - Wood & Resilient	\$19	\$750	-\$731	\$900	\$300
Locks & Keys	\$206	\$500	-\$294	\$600	\$600
Painting/Plastering - Non-Turnover	\$4,150	\$333	\$3,817	\$1,400	\$500
Plumbing	\$8,690	\$4,000	\$4,690	\$4,800	\$10,800
Tools & Equipment	\$61	\$1,500	-\$1,439	\$1,800	\$900
Windows Screen & Blinds	\$721	\$500	\$221	\$600	\$600
Total Repairs and Maintenance - In-Unit Maintenance	\$51,176	\$45,508	\$5,668	\$56,285	\$55,070
Cleaning Supplies	\$376	\$500	-\$124	\$600	\$600
Lamps & Fuses	\$96	\$300	-\$204	\$360	\$360
Uniforms	\$3,249	\$3,250	-\$1	\$3,900	\$4,200
Total Supplies & Uniforms - Rental & In Unit Maintenance Program	\$3,722	\$4,050	-\$328	\$4,860	\$5,160
Telephone	\$4,678	\$2,500	\$2,178	\$3,000	\$3,000
Vehicle	\$0	\$0	\$0	\$0	\$0
Replacement Expenses - In-Unit Maintenance	\$45,329	\$44,321	\$1,008	\$54,925	\$54,925
Total Rental In-Unit Maintenance Expenses	\$142,148	\$128,584	\$13,565	\$158,614	\$168,277
Replacement Reserves Reimbursement			\$0	\$0	\$0
Total Expenses	\$1,729,070	\$2,092,555	-\$363,485	\$2,460,082	\$2,556,911
Net Income	\$239,947	-\$42,504	\$282,451	-\$21	-\$263
Total Income	\$239,947	-\$42,504	\$282,451	-\$21	-\$263

CONDO REPLACEMENT EXPENSES 2026:

Window Wood replacement	\$25,000								
West Side call boxes	\$1,500								
Sprinkler/Alarm repairs	\$15,000								
Grounds and Landscaping	\$4,000		\$44,197		\$44,562		\$44,927	\$45,292	\$0
East side stairs	\$58,000	32 1BR	\$370	\$11,392	\$396	\$11,840	\$428	\$13,686	\$449
Concrete repairs	\$38,000	62 1BR+	\$419	\$24,986	\$448	\$25,978	\$484	\$29,998	\$508
Glass replacement	\$650	20 1BL	\$489	\$9,400	\$523	\$9,780	\$565	\$11,297	\$593
Common area painting/Steps	\$11,250	40 2B	\$511	\$19,640	\$547	\$20,440	\$591	\$23,630	\$620
Plumbing Riser	\$50,000	76 2B2BOULDER	\$545	\$39,824	\$583	\$41,420	\$630	\$47,853	\$661
roof replacement	\$52,500	38 2B2REEDER	\$658	\$24,054	\$704	\$25,004	\$760	\$28,892	\$798
Facade repair	\$130,000	15 2BD	\$734	\$10,590	\$785	\$11,010	\$848	\$12,717	\$891
Timber walls/ railings	\$5,600	15 3B	\$740	\$10,680	\$792	\$11,100	\$855	\$12,830	\$898
Stair and Breezeway	\$12,500	10 Garages	\$27	\$260	\$30	\$270	\$30	\$300	\$30
office/clubhouse furniture	\$7,500	31 Carpets	\$9	\$279	\$10	\$279	\$10	\$310	\$10
TOTAL	\$411,500			\$151,105		\$157,121		\$181,513	\$190,529

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