

New Fiscal Year Budget Comparison

Properties: The Plaza at Wood Creek Condominiums - PO Box 1912 Crested Butte, CO 81224

Period Range: Sep 2025 to Aug 2026

Comparison Period Range: Sep 2024 to Aug 2025 (Same Period Last Year)

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Comparison Actual	Comparison Budget	Period Budget	BoD Final	Notes
	Income					
4500	Operating Dues	621,254.03	676,800.00	657,590.00		2.84% Reduction
4545	Bank Interest - Operating	1,538.08	5,000.00	2,560.00		
4555	AR Penalties/Interest	599.17	0.00	1,100.00		
4565	Miscellaneous Income	280.00	1,000.00	1,000.00		
4600	Vending/Laundry	0.00	1,200.00	0.00		Eliminated
4605	Rent	34,300.00	28,000.00	39,500.00		
	Total Budgeted Operating Income	657,971.28	712,000.00	701,750.00		
	Expense					
5005	Management fees	38,625.00	46,350.00	46,350.00		No annual increase
5015	Insurance	54,185.43	50,000.00	73,500.00		Increase expected
5025	Legal - General	1,536.00	6,000.00	4,000.00		
5040	Miscellaneous	753.38	2,500.00	0.00		Eliminated
	ADMIN/OFFICE					
5030	Accountant & Tax	6,350.00	7,000.00	7,000.00		
5090	General Admin, Filings, & Office	-94.47	0.00	0.00		
5125	Website	325.00	10,350.00	10,350.00		
5075	Total ADMIN/OFFICE	6,580.53	17,350.00	17,350.00		
5185	Firewood	0.00	4,400.00	4,400.00		
	REPAIRS AND MAINTENANCE					
5191	Repairs and Maintenance - General	90,637.94	65,000.00	68,500.00		
5200	Repairs and Maintenance - Contract Labor	30,647.26	22,000.00	24,000.00		
5205	Repairs and Maintenance - Supplies	22,896.36	8,000.00	10,000.00		Non-recurring FY24-25 purchases
5190	Total REPAIRS AND MAINTENANCE	144,181.56	95,000.00	102,500.00		
	BUILDING MAINTENANCE					
5220	Common Area Cleaning	56,915.77	45,000.00	39,000.00		Reduced with new scope and off season allocations
5255	Elevator Repair	11,666.34	16,000.00	16,000.00		
5265	Hot Tub & Pool - Contract Labor	29,706.64	28,000.00	28,000.00		
5270	Hot Tub & Pool - Toad or General	5,261.25	6,000.00	3,000.00		Elimination of opening/closing
5275	Hot Tub & Pool - Supplies	2,464.09	1,500.00	2,900.00		
5280	Chimney/Fireplace inspect, repair, clean	6,250.00	10,800.00	7,500.00		New vendor costs
5305	Fire Protection	3,350.10	4,000.00	4,000.00		
5210	Total BUILDING MAINTENANCE	115,614.19	111,300.00	100,400.00		
	LANDSCAPING / GROUNDS MAINTENANCE					
5311	Landscaping/Grounds- general	13,444.15	32,000.00	18,000.00		Reduced back to normal
5310	Total LANDSCAPING / GROUNDS MAINTENANCE	13,444.15	32,000.00	18,000.00		
	SNOW REMOVAL / SNOW PLOWING					
5401	Snow Removal - General	42,274.75	31,000.00	28,000.00		
5410	Snow Removal - Roof	0.00	0.00	10,000.00		New addition
5400	Total SNOW REMOVAL / SNOW PLOWING	42,274.75	31,000.00	38,000.00		
	UTILITIES					
5425	Utilities- Cable/Internet	36,930.89	44,000.00	32,500.00		New contract and TV elimination
5430	Utilities - Electric	25,392.53	28,000.00	28,000.00		
5435	Utilities - Gas	34,302.58	48,000.00	40,250.00		Reduced with leak repair and boiler efficiency
5440	Utilities - Telephone	14,036.80	18,750.00	18,750.00		
5445	Utilities - Water/Sewer	84,767.04	95,000.00	95,000.00		
5450	Utilities - Trash/Recycle	8,158.08	13,500.00	10,750.00		
5420	Total UTILITIES	203,587.92	247,250.00	225,250.00		
5555	Reserve Fund	33,840.00	67,680.00	72,000.00		Recoup
	Total Budgeted Operating Expense	654,622.91	710,830.00	701,750.00		
	Total Budgeted Operating Income	657,971.28	712,000.00	701,750.00		
	Total Budgeted Operating Expense	654,622.91	710,830.00	701,750.00		
	NOI - Net Operating Income	3,348.37	1,170.00	0.00		
	Other Income					
4510	Capital Dues	257,022.10	280,000.00	286,000.00		2.14% increase
4546	Bank Interest- Capital	1,476.62	0.00	2,500.00		
4642	Reserve Fund Income	33,840.00	0.00	72,000.00		
	Total Budgeted Other Income	292,338.72	280,000.00	360,500.00		
	Other Expense					
5155	Operating Contingency/Improvement Fund	0.00	0.00	2,500.00		
5486	Capital Expenditures	35,067.50	281,170.00	286,000.00		
	Total Budgeted Other Expense	35,067.50	281,170.00	288,500.00		
	Net Other Income	257,271.22	-1,170.00	72,000.00		
	Total Budgeted Income	950,310.00	992,000.00	1,062,250.00		
	Total Budgeted Expense	689,690.41	992,000.00	990,250.00		
	Net Income	260,619.59	0.00	72,000.00		