FY24-25 & FY25-26 Budget Comparison

Properties: GLE-Grand Lodge Crested Butte Resort II Condominium Association - PO Box 464 Crested Butte, CO 81224
Period Range: Nov 2025 to Oct 2026
Comparison Period Range: Nov 2024 to Oct 2025 (Same Period Last Year)
Additional Account Types: Asset, Cash, Liability, Capital
Accounting Basis: Accrual

Account Number	Account Name	FY24-25 Budget	FY24-25 Actual	FY25-26 Approved Budget	Notes
	Income				
4500	Operating Dues	873,087.68	873,087.82	933,387.68	Primary Driver Reserve Fund
4545	Bank Interest - Operating	5,000.00	2,481.77	5,000.00	
4555	AR Penalties/Interest	1,000.00	777.56	1,000.00	
4560	Recovery of Prior Years Deficit	-35,892.00	0.00	0.00	Not Anticipated
4565	Miscellaneous Income	300.00	0.00	0.00	
4566	Closet Rental Income	10,296.00	5,577.00	10,296.00	
4595	Insurance Claim Proceeds	0.00	68,327.86	0.00	Claim Will Close by Calendar Year End
	Total Budgeted Operating Income	**853,791.68**	**950,252.01**	**949,683.68**	
	Expense				
5005	Management fees	50,789.00	42,849.31	50,789.00	No Increase
5015	Insurance	40,110.00	47,942.56	51,000.00	Expected Increases in Colorado
5025	Legal - General	4,666.00	11,075.75	10,000.00	
5040	Miscellaneous	6,489.00	1,391.90	0.00	
5045	Insurance Claim Expense	0.00	136,894.86	0.00	
5050	TCCA Dues	11,526.00	6,723.22	12,102.30	Increased per TCCA
	ADMIN/OFFICE				
5030	Accountant & Tax	13,625.00	17,406.08	17,000.00	
5035	Audit	7,000.00	3,500.00	7,000.00	
5090	General Admin, FIlings, & Office	3,092.00	472.90	3,000.00	
5100	Bank Fees	123.00	422.80	500.00	
5075	**Total ADMIN/OFFICE**	**23,840.00**	**21,801.78**	**27,500.00**	
5135	Property Tax	1,005.00	-719.53	0.00	
	REPAIRS AND MAINTENANCE				
5200	Repairs and Maintenance - Contract Labor	22,314.00	41,252.61	25,000.00	in FY24-25
5205	Repairs and Maintenance - Supplies	0.00	7,451.62	8,100.00	
5190	**Total REPAIRS AND MAINTENANCE**	**22,314.00**	**48,704.23**	**33,100.00**	
	BUILDING MAINTENANCE				
5220	Common Area Cleaning	52,960.00	74,909.56	53,450.00	Agreement with Commercial Board Needed to Prevent Future Overages
5255	Elevator Repair	11,921.00	8,854.00	14,000.00	
5270	Hot Tub & Pool - CBMR	29,072.00	17,932.99	25,250.00	
5275	Hot Tub & Pool - CBMR	6,504.00	1,188.50	3,512.00	
5305	Fire Protection	7,911.00	15,571.71	9,000.00	
5210	**Total BUILDING MAINTENANCE**	**108,368.00**	**118,456.76**	**105,212.00**	
	SNOW REMOVAL / SNOW PLOWING				
5401	Snow Removal - General	3,553.00	2,714.40	0.00	
5410	Snow Removal - Roof	0.00	0.00	4,200.00	
5400	**Total SNOW REMOVAL / SNOW PLOWING**	**3,553.00**	**2,714.40**	**4,200.00**	
	UTILITIES				
5424	Utilities - Cable TV	0.00	0.00	5,335.38	Q1 Expenses
5425	Utilities- Cable/Internet	35,950.00	33,357.57	0.00	Split for Granular Analysis
5426	Utilities - Internet	0.00	0.00	21,250.00	Upgraded Package
5430	Utilities - Electric	91,896.00	76,721.47	97,409.76	Increased per Vendor
5435	Utilities - Gas	42,104.00	31,643.37	43,788.16	Increased per Vendor
5440	Utilities - Telephone	4,523.00	7,254.07	4,523.00	Avaya Trunks
5445	Utilities - Water/Sewer	57,456.00	60,528.19	62,328.80	Increased per Vendor
5450	Utilities - Trash/Recycle	12,874.00	10,263.08	13,388.96	Increased per Vendor
5420	**Total UTILITIES**	**244,803.00**	**219,767.75**	**248,024.06**	
5485	Parking Lot/Road Patrol	28,864.00	0.00	25,000.00	Digital Solutions Being Explored
	Association Labor				
5511	Association Labor - Maintenance	79,607.00	102,905.94	83,250.00	
5512	Toad FTE (Previously CBMR Front Desk)	145,840.00	148,999.85	96,403.32	Per Toad FTE Flat Rate
5513	Association Labor - Security	0.00	5,217.90	0.00	
5510	**Total Association Labor**	**225,447.00**	**257,123.69**	**179,653.32**	
5555	Reserve Fund	0.00	0.00	203,103.00	New Dedicated GL
	Total Budgeted Operating Expense	**771,774.00**	**914,726.68**	**949,683.68**	
	Total Budgeted Operating Income	853,791.68	950,252.01	949,683.68	
	Total Budgeted Operating Expense	771,774.00	914,726.68	949,683.68	
	NOI - Net Operating Income	**82,017.68**	**35,525.33**	**0.00**	
	Other Income				
4510	Capital Dues	300,000.00	299,999.36	239,700.00	
4514	Managment Fee Reserve	-3,660.00	0.00	0.00	
4546	Bank Interest- Capital	15,000.00	27,141.36	26,000.00	
4547	Nightly Fee Income	275,000.00	65,997.00	206,250.00	
	Total Budgeted Other Income	**586,340.00**	**393,137.72**	**471,950.00**	
	Other Expense				
5486	Capital Expenditures	1,042,009.00	365,876.38	239,700.00	
5605	Homeowner Credit (Fire & Safety HSK)	0.00	5,995.00	0.00	
	Total Budgeted Other Expense	**1,042,009.00**	**371,871.38**	**239,700.00**	
	Net Other Income	**-455,669.00**	**21,266.34**	**232,250.00**	
	Total Budgeted Income	1,440,131.68	1,343,389.73	1,421,633.68	
	Total Budgeted Expense	1,813,783.00	1,286,598.06	1,189,383.68	
	Net Income	**-373,651.32**	**56,791.67**	**232,250.00**	
	Net Dues Increase	0%			