

Highlands at Breckenridge HOA

2026 Budget

January - December 2026

Comments: *All Numbers Rounded Up*				
Account	2025 Actuals	2025 Budget	2026 Budget	
4000 INCOME				
4200 Operating Dues	25,375	25,375	25,375	Dues stay flat at \$175 Per Unit
4290 Operating Interest Earned	156	100		
4700 HOA Transfer Fee	900	300		
4910 Violations Income	5,500	-		Includes an unusually large fine for very late completion of a new home construction project
Total Income	31,931	25,775	25,375	
5000 EXPENSE				
5110 General Repairs & Maintenance	13	250	250	Flat to PY Budget
5230 Fire Mitigation	-	1,000	1,000	Flat to PY Budget. Placeholder for Fire Wise and Misc. Fire Mitigation Efforts
5610 Grounds & Landscaping - General	5,437	2,750	2,750	2025 actuals include additional landscape work.
6110 Accounting	528	300	500	Tax Return Filing Fee, Tax Expense, Bank Charges, Etc.
6130 Property Tax Expense	364	369	369	Flat to PY Budget
6210 General Liability Insurance	2,376	1,210	2,375	Flat to PY Actuals
6310 Legal Fees	-	500	500	Flat to PY Budget Placeholder
6330 Design Review Admin	11,740	4,600	4,400	Includes a one-time fee during transition, and two adjustments related to 2023 income
6410 Administrative - General	255	125	600	Combined with Meeting Expense and Registration
6420 Meeting Expense	270	200	-	Combine with Admin general
6440 Storage Expense	1,064	1,055	1,065	Flat to PY Actuals
6450 Registration Expense	-	69	-	Combine with Admin General
6460 Website	86	75	75	
6500 Management Fees	14,988	14,988	15,438	3% Increase
Reconciliation Discrepancies	-	-		
Total Expenses	37,120	27,491	29,322	
Net Operating Income	(5,189)	(1,716)	(3,947)	Budgeted Operating Deficit
Reserve Income - Interest	3,672	2,000	2,000	Flat to PY Budget (Estimated Investment Interest Earned)
Total Income	35,603	27,775	27,375	
Total Expense	(37,120)	(27,491)	(29,322)	
Total Net Income	(1,518)	284	(1,947)	
Open Retained Earnings	\$ 78,703	\$ 78,703	77,185	
Closed Retained Earnings	\$ 77,185	\$ 78,987	75,238	