

Oro Grande Lodge 2026 Budget

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	2026 Total	2025 Total	Difference	% Change
3010 · Operating Assmt - Owner Dues	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	31,630.00	379,560.00	\$361,224.00	\$18,336.00	5.1%
3015 · Replacement Assessment	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	86,760.00	\$93,744.00	-\$6,984.00	-7.5%
3020 · Monthly Internet Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	---
3030 · Laundry Income	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	\$2,400.00	\$0.00	0%
	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	468,720.00	\$457,368.00	\$11,352.00	2.5%
	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	39,060.00	468,720.00	\$457,368.00		
6030 · Tax Return	0.00	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	\$550.00	\$0.00	0.0%
6030 · OtherExpense/Admin	0.00	300.00	0.00	0.00	0.00	225.00	0.00	7,000.00	0.00	0.00	0.00	0.00	7,525.00	\$525.00	\$7,000.00	1333.3%
6100 · Management Fee	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	2,992.00	3,124.00	3,124.00	3,124.00	36,300.00	\$35,904.00	\$396.00	1.1%
6110 · Office Sup Postage, Copies, Fax	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	110.00	60.00	50.00	580.00	\$580.00	\$0.00	0.0%
6210 · Cable TV	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00	\$25,584.00	\$816.00	3.2%
6211 · Monthly Internet Service	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	1,282.00	15,384.00	\$15,372.00	\$12.00	0.1%
6230 · Common Area Electric	2,730.00	2,370.00	2,970.00	2,490.00	1,720.00	1,380.00	1,590.00	1,550.00	1,510.00	1,570.00	1,360.00	3,560.00	24,800.00	\$26,100.00	-\$1,300.00	-5.0%
6240 · Common Area Gas	4,510.00	5,560.00	4,750.00	4,500.00	2,350.00	2,070.00	1,760.00	2,050.00	1,780.00	1,470.00	2,390.00	2,230.00	35,420.00	\$41,710.00	-\$6,290.00	-15.1%
6270 · Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	---
6360 · Snow Removal	1,100.00	1,100.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	6,600.00	\$5,700.00	\$900.00	15.8%
6400 · Trash Removal	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	6,960.00	\$7,890.00	-\$930.00	-11.8%
6410 · Water	5,002.00	0.00	0.00	5,002.00	0.00	0.00	5,002.00	0.00	0.00	5,002.00	0.00	0.00	20,008.00	\$19,416.00	\$592.00	3.0%
6420 · Sewer	5,995.00	0.00	0.00	5,995.00	0.00	0.00	5,995.00	0.00	0.00	5,995.00	0.00	0.00	23,980.00	\$26,072.00	-\$2,092.00	-8.0%
6430 · Window Washing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	2,400.00	\$2,100.00	\$300.00	14.3%
6650 · Fire Protection	0.00	0.00	820.00	0.00	0.00	0.00	320.00	420.00	0.00	0.00	0.00	2,100.00	3,660.00	\$3,500.00	\$160.00	4.6%
6660 · Elevator	850.00	850.00	850.00	850.00	850.00	850.00	850.00	900.00	900.00	900.00	900.00	900.00	10,450.00	\$8,784.00	\$1,666.00	19.0%
6661 · Mgmt Labor-Maint/Repair/Grounds	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,900.00	2,900.00	2,900.00	2,900.00	2,500.00	2,400.00	2,400.00	30,900.00	\$30,900.00	\$0.00	0.0%
6662 · Supplies & Contractors Support	1,950.00	1,950.00	1,950.00	1,950.00	4,500.00	3,500.00	7,000.00	2,500.00	1,950.00	1,950.00	1,950.00	1,950.00	33,100.00	\$33,100.00	\$0.00	0.0%
6663 · Repair & Maint - Mech PM	0.00	0.00	0.00	4,700.00	0.00	0.00	0.00	0.00	0.00	4,700.00	0.00	0.00	9,400.00	\$9,000.00	\$400.00	4.4%
6720 · Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	
6730 · Repairs & Maint (Pool Area)	800.00	800.00	700.00	600.00	500.00	500.00	800.00	800.00	600.00	400.00	700.00	800.00	8,000.00	\$8,000.00	\$0.00	0.0%
6740 · Service Agreement (Pool Area)	1,450.00	1,450.00	1,450.00	920.00	400.00	660.00	1,450.00	1,450.00	760.00	760.00	760.00	1,450.00	12,960.00	\$12,960.00	\$0.00	0.0%
6830 · Insurance	5,225.00	5,225.00	5,225.00	5,645.00	5,645.00	5,645.00	5,645.00	5,645.00	5,645.00	5,645.00	5,645.00	5,645.00	66,480.00	\$49,875.00	\$16,605.00	33.3%
8010 · Replacement Accrual	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	7,230.00	86,760.00	\$93,744.00	-\$6,984.00	-7.5%
	46,336.00	36,329.00	37,089.00	50,476.00	32,689.00	32,054.00	47,636.00	41,939.00	30,369.00	45,418.00	31,681.00	36,601.00	468,617.00	\$457,366.00	\$11,251.00	2.5%
Monthly Operating Deficit	-7,276.00	2,731.00	1,971.00	-11,416.00	6,371.00	7,006.00	-8,576.00	-2,879.00	8,691.00	-6,358.00	7,379.00	2,459.00				