

Ouray River Park

2026 Approved Budget

		Approved		
Income		Actual '24	Actual '25	2026
4500	HOA Dues (2-bdrm)	27,500.56	30,780.21	14,388.08
4500	HOA Dues (3-Bdrm)			15,827.00
4504	Annual Reserve Contribution	9,472.36	10,204.31	9,999.92
5720	Interest on Bank Accounts	761.07	498.70	0.00
5800	Late Fee	48.47	34.02	0.00
Total Income		37,782.46	41,517.24	40,215.00

		Approved		
Expenses		Actual '24	Actual '25	2026
6210	Repairs & Maintenance	1,150.00	0.00	4,000.00
6258	Landscape Maint-On Contract	0.00	0.00	500.00
6259	Landscape Maint-Off Contract	0.00	134.54	1,000.00
6320	Insurance	17,434.99	29,785.28	31,500.00
6300	Management	4,200.00	4,200.00	4,620.00
6261	Snow Removal	2,080.00	0.00	2,000.00
6269	Capital Improvements (Roof Repair)	0.00	0.00	0.00
6700	Legal & Accounting	140.00	140.00	150.00
6701	Income Tax	0.00	226.00	300.00
6702	Taxes & Licenses	53.00	69.00	70.00
6470	Postage & Mailing	298.50	106.50	250.00
Total Expenses		25,356.49	34,661.32	44,390.00
Net Income		12,425.97	6,855.92	-4,175.00

Operating Account as of 12/31/25	34,540.81
Reserves as of 12/31/25	28,037.28
Total Cash as of 12/18/25	62,578.09