

West Elk
Approved Budget Fiscal Year 2024

GL	Operating Revenues	2024 Budget	2023 Actuals	2022 Actuals	2021 Actual	2020 Actual
3010	Operating Assessments	\$ 92,400.00	\$ 76,725.00	\$ 69,300.00	\$ 68,475.00	\$ 66,000.00
3015	Op. Special Assessment			\$ -	\$ -	\$ -
3020	Late Fees	\$ 70.59	\$ 10.59	\$ 213.60	\$ 120.05	\$ 273.72
3070	Miscellaneous Income	\$ 220.00	\$ 7.35	\$ 184.91	\$ 198.74	\$ 237.34
3090	Rental Income	\$ 10,260.00	\$ 9,130.70	\$ 9,110.00	\$ 9,025.00	\$ 4,819.00
	Total Operating Revenues	\$ 102,950.59	\$ 85,873.64	\$ 78,808.51	\$ 77,818.79	\$ 71,330.03
Operating Expenses						
5500	Accounting Fees	\$ 1,200.00	\$ 1,190.00		\$ 380.00	\$ 350.00
5550	Merchant Deposit Fees	\$ 174.00	\$ 159.00	\$ 380.00	\$ 115.00	\$ 170.00
5600	HOA/BOD Meetings	\$ -	\$ -	\$ 177.00		\$ 92.21
5650	Property Tax	\$ 1,065.00	\$ 1,064.03	\$ -	\$ 338.71	\$ 332.28
5700	Legal Fees	\$ 185.40	\$ 47.20	\$ 444.26	\$ 393.64	\$ 11.80
5800	Management Fees	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,050.00	\$ 6,600.00
5900	Caretaker Workers Comp	\$ -		\$ 34.22		\$ -
6100	Contract Labor	\$ 1,300.00	\$ 1,326.82	\$ 1,303.33		\$ 250.00
6380	Cable	\$ 8,212.22	\$ 6,737.35	\$ 6,188.28	\$ 5,777.79	\$ 5,268.60
6400	Common Area Cleaning	\$ 630.00	\$ 1,082.50	\$ 626.87	\$ 862.00	\$ 529.45
6450	Electric	\$ 1,089.14	\$ 983.89	\$ 1,057.49	\$ 969.67	\$ 881.47
6600	Insurance	\$ 17,257.07	\$ 15,906.48	\$ 14,103.80	\$ 15,174.71	\$ 13,470.35
6700	Trash	\$ 5,305.52	\$ 4,648.72	\$ 4,951.66	\$ 4,054.87	\$ 3,717.65
6870	Water & Sanitation	\$ 17,863.31	\$ 19,506.38	\$ 15,701.87	\$ 15,050.32	\$ 14,369.76
6900	Chimney Cleaning	\$ -	\$ -			\$ -
6970	Fire Protection	\$ 2,400.00	\$ 743.25	\$ 2,327.69	\$ 1,247.39	\$ 652.00
7000	Landscaping	\$ 350.00	\$ 355.00	\$ 637.50	\$ 1,168.48	\$ 943.94
7050	Hot Tub Supplies/Labor	\$ 7,175.00	\$ 8,101.46	\$ 6,269.31	\$ 6,407.60	\$ 7,282.61
7150	Maintenance Labor	\$ 3,091.90	\$ 2,027.89	\$ 3,271.11	\$ 2,431.50	\$ 2,735.34
7300	Snow Removal	\$ 26,660.21	\$ 27,567.45	\$ 13,766.25	\$ 18,230.54	\$ 15,298.84
7500	Maintenance Supplies	\$ 959.00	\$ 629.24	\$ 1,306.15	\$ 743.26	\$ 164.52
7800	Miscellaneous Expense	\$ 832.82	\$ 667.82	\$ 1,407.85	\$ 516.94	\$ 731.12
	Total Operating Expenses	\$ 102,950.59	\$ 99,944.48	\$ 81,154.64	\$ 80,912.42	\$ 73,851.94
	Operating Margin	\$ -	\$ (14,070.84)	\$ (2,346.13)	\$ (3,093.63)	\$ (2,521.91)
CAPITAL REVENUE						
3050	Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
3100	Special Assessments	\$ 8,800.00	\$ 55,000.00	\$ 241,010.00	\$ 17,600.00	\$ 24,200.00
3250	Interest Income	\$ 22.56	\$ 17.89	\$ 42.97	\$ 22.03	\$ 16.90
	TOTAL CAPITAL REVENUE	\$ 8,822.56	\$ 55,017.89	\$ 241,052.97	\$ 17,622.03	\$ 24,216.90
CAPITAL EXPENSES						
6160	Capital Improvements	\$ 30,000.00	\$ 29,237.12	\$ 241,660.76	\$ 6,514.12	\$ 20,964.85
	TOTAL CAPITAL EXPENSES	\$ 30,000.00	\$ 29,237.12	\$ 241,660.76	\$ 6,514.12	\$ 20,964.85
	CAPITAL MARGIN	\$ (21,177.44)	\$ 25,780.77	\$ (607.79)	\$ 11,107.91	\$ 3,252.05
	NET MARGIN	\$ (21,177.44)	\$ 11,709.93	\$ (2,953.92)	\$ 8,014.28	\$ 730.17