

West Elk
Approved Budget Fiscal Year 2026

GL		2026 Budget	Notes	2025 Actuals	2024 Actuals	2023 Actuals	2022 Actuals	2021 Actual	2020 Actual
Operating Revenues									
3010	Operating Assessments	\$ 102,300.00		\$ 92,400.00	\$ 92,400.00	\$ 76,725.00	\$ 69,300.00	\$ 68,475.00	\$ 66,000.00
3015	Op. Special Assessment	\$ 2,789.00	Part of \$3,000 per unit special assessment	\$ 7,865.00			\$ -	\$ -	\$ -
3020	Late Fees	\$ 24.00		\$ 196.12	\$ 12.98	\$ 10.59	\$ 213.60	\$ 120.05	\$ 273.72
3070	Miscellaneous Income	\$ 200.00		\$ 186.16	\$ 10.89	\$ 7.35	\$ 184.91	\$ 198.74	\$ 237.34
3090	Rental Income	\$ 10,545.00		\$ 10,260.00	\$ 10,340.64	\$ 9,130.70	\$ 9,110.00	\$ 9,025.00	\$ 4,819.00
	Total Operating Revenues	\$ 115,858.00		\$ 110,907.28	\$ 102,764.51	\$ 85,873.64	\$ 78,808.51	\$ 77,818.79	\$ 71,330.03
Operating Expenses									
5500	Accounting Fees	\$ 600.00	Tax prep fee by 3rd party ONLY, based on 2025 Actuals	\$ 588.75	\$ 750.24	\$ 1,190.00		\$ 380.00	\$ 350.00
5550	Merchant Deposit Fees	\$ 284.00	ACH deposit fee, \$5 per ACH, based on 2025 Actuals	\$ 274.04	\$ 177.00	\$ 159.00	\$ 380.00	\$ 115.00	\$ 170.00
5600	HOA/BOD Meetings	\$ -	Zoom meetings	\$ -	\$ -	\$ -	\$ 177.00		\$ 92.21
5650	Property Tax	\$ 900.00	Property Tax from County, based on Actuals	\$ 862.25	\$ 903.63	\$ 1,064.03	\$ -	\$ 338.71	\$ 332.28
5700	Legal Fees	\$ 200.00	Increased based on 3 year average	\$ 527.00	\$ 60.74	\$ 47.20	\$ 444.26	\$ 393.64	\$ 11.80
5800	Management Fees	\$ 8,100.00	No increase since 2021	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,050.00	\$ 6,600.00
5900	Caretaker Workers Comp	\$ -		\$ -	\$ -	\$ -	\$ 34.22		\$ -
6100	Contract Labor	\$ 3,575.31	Increased Based on January 2026 Actuals + 3 year average for rest of year	\$ 708.21	\$ 808.30	\$ 1,326.82	\$ 1,303.33		\$ 250.00
6380	Cable	\$ 11,561.77	Spectrum package with 4% increase per contract	\$ 11,205.33	\$ 8,537.47	\$ 6,737.35	\$ 6,188.28	\$ 5,777.79	\$ 5,268.60
6400	Common Area Cleaning	\$ 990.93		\$ 987.59	\$ 1,451.25	\$ 1,082.50	\$ 626.87	\$ 862.00	\$ 529.45
6450	Electric	\$ 1,161.33		\$ 1,633.91	\$ 1,038.39	\$ 983.89	\$ 1,057.49	\$ 969.67	\$ 881.47
6600	Insurance	\$ 22,318.75	Calculated with reduced premium from increased deductible and 15% increase in	\$ 23,324.30	\$ 19,199.18	\$ 15,906.48	\$ 14,103.80	\$ 15,174.71	\$ 13,470.35
6700	Trash	\$ 7,351.82	Based on actuals for January 2026 and last FY	\$ 9,386.98	\$ 7,257.01	\$ 4,648.72	\$ 4,951.66	\$ 4,054.87	\$ 3,717.65
6870	Water & Sanitation	\$ 23,420.16	Based on actuals with increase	\$ 19,038.24	\$ 17,961.12	\$ 19,506.38	\$ 15,701.87	\$ 15,050.32	\$ 14,369.76
6900	Chimney Cleaning	\$ -				\$ -			\$ -
6970	Fire Protection	\$ 1,500.00	Based on actuals backflow and extinguishers - increased \$150	\$ 1,485.19	\$ 1,344.41	\$ 743.25	\$ 2,327.69	\$ 1,247.39	\$ 652.00
7000	Landscaping	\$ 450.00	No Change	\$ 434.40	\$ 1,618.09	\$ 355.00	\$ 637.50	\$ 1,168.48	\$ 943.94
7050	Hot Tub Supplies/Labor	\$ 9,024.63	Increased based on Jan 2026 Actuals and 2025 actuals	\$ 10,186.81	\$ 7,546.69	\$ 8,101.46	\$ 6,269.31	\$ 6,407.60	\$ 7,282.61
7150	Maintenance Labor	\$ 3,893.75	\$60/hr basic labor and \$70/hr Skilled labor	\$ 3,044.80	\$ 3,142.80	\$ 2,027.89	\$ 3,271.11	\$ 2,431.50	\$ 2,735.34
7300	Snow Removal	\$ 18,633.42	\$65/hr ground / \$75/hr Roof / Plowing ~ \$200/hr, No Change	\$ 20,673.10	\$ 22,100.73	\$ 27,567.45	\$ 13,766.25	\$ 18,230.54	\$ 15,298.84
7500	Maintenance Supplies	\$ 665.90	Lowered based on 3 year average	\$ 317.52	\$ 882.93	\$ 629.24	\$ 1,306.15	\$ 743.26	\$ 164.52
7800	Miscellaneous Expense	\$ 1,225.46	For postage, website domain and CO registration fees - No Change	\$ 1,048.86	\$ 772.58	\$ 667.82	\$ 1,407.85	\$ 516.94	\$ 731.12
	Total Operating Expenses	\$ 115,857.23		\$ 112,927.28	\$ 102,752.56	\$ 99,944.48	\$ 81,154.64	\$ 80,912.42	\$ 73,851.94
	Operating Margin	\$ 0.77		\$ (2,020.00)	\$ 11.95	\$ (14,070.84)	\$ (2,346.13)	\$ (3,093.63)	\$ (2,521.91)
CAPITAL REVENUE									
3050	Capital Reserve	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3100	Special Assessments	\$ 30,211.00	Part of \$3,000 special assessment per unit	\$ 19,635.00	\$ -	\$ 55,000.00	\$ 241,010.00	\$ 17,600.00	\$ 24,200.00
3250	Interest Income	\$ 13.00		\$ 12.64	\$ 13.19	\$ 17.89	\$ 42.97	\$ 22.03	\$ 16.90
	TOTAL CAPITAL REVENUE	\$ 30,224.00		\$ 19,647.64	\$ 13.19	\$ 55,017.89	\$ 241,052.97	\$ 17,622.03	\$ 24,216.90
CAPITAL EXPENSES									
6160	Capital Improvements	\$ 25,350.00	See capital pla	\$ 18,685.02	\$ 24,335.67	\$ 29,237.12	\$ 241,660.76	\$ 6,514.12	\$ 20,964.85
	TOTAL CAPITAL EXPENSES	\$ 25,350.00		\$ 18,685.02	\$ 24,335.67	\$ 29,237.12	\$ 241,660.76	\$ 6,514.12	\$ 20,964.85
	CAPITAL MARGIN	\$ 4,874.00		\$ 962.62	\$ (24,322.48)	\$ 25,780.77	\$ (607.79)	\$ 11,107.91	\$ 3,252.05
	NET MARGIN	\$ 4,874.77		\$ (1,057.38)	\$ (24,310.53)	\$ 11,709.93	\$ (2,953.92)	\$ 8,014.28	\$ 730.17