

Daved Homeowners Association
Profit & Loss Budget Overview
January 2025 through December 2026

	Jan - Dec 26	
Ordinary Income/Expense		
Income		
Assessment	78,636.00	Annual HOA Dues
Assessment - Reserve	7,863.60	Annual Capital Reserve - 10% of Operating
Interest Income - Reserve	48.00	Int Income - Reserve
SPECIAL ASSESSMENT	0.00	
Total Income	86,547.60	
Expense		
Administration Expenses		
Copies/Postage/Etc.	125.00	Office supplies/postage/Deposit slips
Management Fee	6,000.00	HOA & Acct Fees _ Jarmik
Parking Maintenance Fee	600.00	Town of Telluride Parking mtn fee
Periodic Report/Filing	70.00	DORA/Periodic Report
Prof. Fees -Website update	50.00	Website updates
Total Administration Expenses	6,845.00	
Exterior Maintenance Expenses		
Garage	400.00	Garage
General Maintenance	500.00	General Expenses
Miscellaneous - Ext	0.00	
Snow Removal-Ground	10,870.00	Snow removal ground/haul away snow - Telluride Landworks
Snow Removal-Roof	500.00	Snow Removal Roof
Trash Removal	6,720.00	Trash Removal - 3 Yard dumpster 1/week, 3 yard dumpster - Recycle, Energy Surcharge
Window Washing	750.00	1x Exterior Window Washing
Total Exterior Maintenance Expenses	19,740.00	
Interior Maintenance Expenses		
After hours - on call	1,200.00	On cal/after hours
Alarm System - Maintenance	3,360.00	Annual Test & Inspection of alarms \$2200/Qtrly Monitoring - \$290
Alarm System - Telephone	2,076.00	Century Link - 2 dedicated lines for Alarm system - \$172/month
Alarm System Repair	600.00	Alarm system repairs
Carpet Cleaning	500.00	Carpet Cleaning
Commons Janitorial	5,100.00	Common Area Cleaning - High Maintenance
Elevator Maintenance	6,304.00	OTIS Elevator - quarterly maintenance - \$1,576
Elevator Repair/Inspection	325.00	National Elevator Service - Annual Inspection
Elevator Telephone	1,020.00	Century Link - One dedicated line for elevator
Fire Sprinkler Maintenance	975.00	Annual Test & Inspection of Fire Sprinkler System
General Maintenance - Int	500.00	General Mtn
Laundry Service	1,584.00	ALSCO - cleaning of mats - 132
Total Interior Maintenance Expenses	23,544.00	
Replacement Fund Expense		
Funding Reserve	7,863.60	Capital Reserve Funding Expense (offset to income)
Reserve Interest Expense	48.00	Reserve Funding Interest Expense (osset to income)
Total Replacement Fund Expense	7,911.60	
Taxes/Insurance Expenses		
D & O	1,750.00	Directors & Officers Insurance
Flood Insurance	4,000.00	Flood Insurance - 3.15.2025 - 3.15.2026
Insurance	7,264.00	Community Association 5.24.2025 -5.24.2027 2 year policy
Tax Return	660.00	CPA - prepare State & Federal Returns - 1099's prepare/file with IRS/Send to Vendors
Total Taxes/Insurance Expenses	13,674.00	
Utilities Expenses		
Electricity	4,426.00	Common Area Electric - 2025 Actuals plus 5% increase
Water/Sewer/Recycle	10,407.00	Increase in water by 5%, Increase in sewer by 18% from 2025 Actuals
Total Utilities Expenses	14,833.00	
Total Expense	86,547.60	
Net Ordinary Income	0.00	
Net Income	0.00	