

The Plunge Condominiums Owners Association Inc
Profit & Loss Budget Overview
January 2025 through December 2026

	Jan - Dec 26	
Ordinary Income/Expense		
Income		
Operating Dues		
Monthly Operating Income	91,980.00	Proposed Monthly dues
Total Operating Dues	91,980.00	
Capital Reserve Assessment		
Monthly Reserve Assessment	9,198.00	Reserve Assesment 10% of Operating Dues
Reserve Interest	550.00	Reserve Interest
Total Capital Reserve Assessment	9,748.00	
Total Income	101,728.00	
Gross Profit	101,728.00	
Expense		
Capital Reserve Expense		
Reserve Fund Expense	9,198.00	Reserve Fund Expense (offset to income)
Reserve Interest Expense	550.00	Reserve Int Exp (offset to income)
Total Capital Reserve Expense	9,748.00	
Administration		
Insurance		
D & O Ins	0.00	Included in G.L Policy
Fidelity Ins	0.00	Included in G.L Policy
Flood Ins	9,450.00	Flood insurance with NCIP- both buildings 7.6/2025 - 7.6.2026
Property & Liability	23,977.00	Farmers Insurance - 6.30.2025 - 6.30.2026
Umbrella Ins	1,800.00	Umbrella
Total Insurance	35,227.00	
Licenses/Permits/Filing Fees	75.00	DORA/Periodic report
Postage/Office Supplies	125.00	Office supplies/postagedeosit slips
Professional Services		
Website Development	50.00	Updates to website
Legal fees	1,600.00	Legal Fees
Management Fees	10,200.00	HOA & Accounting - Jarmik
Total Professional Services	11,850.00	
Tax Prep	660.00	CPA- prepare state & federal returns/1099's prepare/file with IRS send to vendors
Total Administration	47,937.00	
Exterior Expenses		
Miscellaneous	500.00	Miscellaneous repairs - ie. new lock for dumpster
Landscaping		
Clean up and weeding	2,710.00	Box Canyon-Clean up/turn on drip system/monthly clean up/
Flowers	1,000.00	Annuals for Whiskey Barrels"
Total Landscaping	3,710.00	
Snow Removal		
Ground-side walk and plow	3,000.00	Ground sidewalk snow removal
Load and haul snow	2,100.00	Load and haul snow
Roofs	1,000.00	Snow removal roof
Total Snow Removal	6,100.00	
Window Washing	2,000.00	1x Exterior window washing - Cumulus Window washing
Total Exterior Expenses	12,310.00	
Interior Expenses		
After Hours On Call	1,200.00	On call/after hours
Fire Extinguishers/Lights	300.00	Fire Extinguishers
Carpet Cleaning	800.00	Carpet cleaning
Common area cleaning	3,000.00	Common area cleaning
Plumbing	800.00	Plumbing
Total Interior Expenses	6,100.00	
Utilities		
Water & Sewer	16,440.00	Water 5% - Sewer 18% increase from Actual
Electric		
ABC-heat tape Common (B)	168.00	Common
Common	1,225.00	Budgeted - including heat tapes
Total Electric	1,393.00	
Trash	7,800.00	Trash expense
Total Utilities	25,633.00	
Total Expense	101,728.00	
Net Ordinary Income	0.00	
Other Income/Expense		