

The Willows at Telluride Phase II
Profit & Loss Budget Overview
January through December 2026

Accrual Basis

	Jan - Dec 26
Ordinary Income/Expense	
Income	
Reserve Income	12,081.00
Assessment - Dues	48,324.00
Interest Income - Operating	0.00
Interest Income - Reserve	540.00
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Total Income	60,945.00
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Gross Profit	60,945.00
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Expense	
Capital Reserve	
Interest Inc Exp - Resv	540.00
Reserve Expense/Transfer	12,081.00
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Total Capital Reserve	12,621.00
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Maintenance Expenses	
General Repairs/Maintenance	440.00
Boiler/Back Flow Inspection	175.00
Common Area Cleaning	2,820.00
Contract Window Cleaning	1,300.00
Elevator Maintenance Contract	1,100.00
Fire Alarm Maintenance Contract	1,700.00
Fire Alarm Monitoring	1,000.00
Snow Removal/Roof	2,500.00
Sprinkler Maintenance Contract	700.00
Telephone (3)/Elevator/Alarm	0.00
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Total Maintenance Expenses	11,735.00
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Operating Costs	
Filing	75.00
Management Fee	6,000.00
Postage/Copies/Office Supplies	100.00
Professional Fees(Legal/Acctng)	650.00
Property Insurance	
Ins - Liability, Property,D&O	13,020.00
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Total Property Insurance	13,020.00
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Total Operating Costs	19,845.00

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Utilities	
Electric	1,524.00
Gas - Snow Melt System	3,800.00
Trash	6,240.00
Water/Sewer/Recycle	180.00
Total Utilities	11,744.00
Total Expense	55,945.00
Net Ordinary Income	5,000.00
Other Income/Expense	
Other Expense	
New Snow Melt Boiler	0.00
Miscellaneous/Contingency	5,000.00
Total Other Expense	5,000.00
Net Other Income	-5,000.00
Net Income	0.00