

The Willows at Telluride Phase II

Profit & Loss Budget Overview

January through December 2025

Accrual Basis

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Reserve Income	10,831.00
Assessment - Dues	43,324.00
Interest Income - Operating	0.00
Interest Income - Reserve	540.00
Total Income	54,695.00
Gross Profit	54,695.00
Expense	
Capital Reserve	
Interest Inc Exp - Resv	540.00
Reserve Expense/Transfer	10,831.00
Total Capital Reserve	11,371.00
Maintenance Expenses	
General Repairs/Maintenance	200.00
Boiler/Back Flow Inspection	235.00
Common Area Cleaning	2,820.00
Contract Window Cleaning	1,300.00
Elevator Maintenance Contract	1,100.00
Fire Alarm Maintenance Contract	1,900.00
Fire Alarm Monitoring	980.00
Snow Removal/Roof	2,000.00
Sprinkler Maintenance Contract	700.00
Telephone (3)/Elevator/Alarm	155.00
Total Maintenance Expenses	11,390.00
Operating Costs	
Filing	50.00
Management Fee	6,000.00
Postage/Copies/Office Supplies	100.00
Professional Fees(Legal/Acctng)	650.00
Property Insurance	
Ins - Liability, Property,D&O	10,996.00
Total Property Insurance	10,996.00
Total Operating Costs	17,796.00

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Accrual Basis

	Jan - Dec 25
Utilities	
Electric	1,798.00
Gas - Snow Melt System	4,600.00
Trash	5,560.00
Water/Sewer/Recycle	180.00
Total Utilities	12,138.00
Total Expense	52,695.00
Net Ordinary Income	2,000.00
Other Income/Expense	
Other Expense	
New Snow Melt Boiler	0.00
Miscellaneous/Contingency	2,000.00
Total Other Expense	2,000.00
Net Other Income	-2,000.00
Net Income	0.00