

The Willows at Telluride Phase II
Profit & Loss Budget Overview
 January through December 2019

Accrual Basis

	Jan - Dec 19
Ordinary Income/Expense	
Income	
Reserve Income	4,924.20
Assessment - Dues	32,827.00
Interest Income - Operating	0.00
Interest Income - Reserve	0.00
	37,751.20
Total Income	37,751.20
Expense	
Capital Reserve	
Interest Income Exp - Reserve	0.00
Reserve Expense/Transfer	4,924.20
	4,924.20
Total Capital Reserve	4,924.20
Maintenance Expenses	
Boiler Repairs	740.00
General Repairs/Maintenance	2,000.00
Boiler/Back Flow Inspection	700.00
Cleaning Supplies	100.00
Common Area Cleaning	2,520.00
Contract Window Cleaning	750.00
Elevator Maintenance Contract	650.00
Fire Alarm Maintenance Contract	1,100.00
Fire Alarm Monitoring	560.00
Snow Removal/Roof	2,600.00
Sprinkler Maintenance Contract	850.00
Telephone (3)/Elevator/Alarm	1,420.00
	13,990.00
Total Maintenance Expenses	13,990.00
Operating Costs	
Filing	100.00
Bank Service Charges	15.00
Management Fee	4,200.00
Postage/Copies/Office Supplies	150.00
Professional Fees(Legal/Acctng)	375.00
Property Insurance	
Insurance - Liability	4,000.00
	4,000.00
Total Property Insurance	4,000.00
Total Operating Costs	8,840.00

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	<u>Jan - Dec 19</u>
Utilities	
Electric	1,250.00
Gas - Snow Melt System	2,837.00
Trash	5,760.00
Water/Sewer/Recycle	150.00
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Total Utilities	9,997.00
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Total Expense	37,751.20
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Net Ordinary Income	0.00
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Other Income/Expense	
Other Expense	
Fire Alarm Repairs	0.00
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Total Other Expense	0.00
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Net Other Income	0.00
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Net Income	0.00
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