

**Inns of Waterville Valley Association
Budget 2025**

2025 ANNUAL BUDGET (P&L)	2021	2021 Budget	2022	2022 Budget	2023	2023 Budget	2024 Yr to date Apr	2024 Budget 15%	2025 Budget 8.5%
Ordinary Income/Expense									
Income									
3000 - INCOME									
3020 - Late fees-maint. pymnts	3,600.00	1,200.00	3,320.00	1,200.00	3,320.00	1,200.00			
3101 - Combined Maintenance fee									
3117 - Maintenance Fee w RE	371,429.75		372,911.00		381,847.00		119,742.24		
3025 - Hot tub fee	9,239.94		8,700.00		8,700.00		2,400.00		
3102 - R/E Tax Portion	17,677.00		17,032.00		16,641.00		4,529.24		
3052 - Winter surchg.	12,054.00		11,046.00		10,710.00		7,476.00		
Total 3101 - Combined Maintenance fee	410,400.69	369,849.00	409,689.00	376,395.00	417,898.00	390,536.00	134,147.48	473,849.00	507,494.00
3179 - Clean fee rental use	130.00		135.00			0.00			
3185 - Laundry Income	726.00	550.00	685.50	550.00	577.50	500.00	174.00	600.00	600.00
3230 - Owner Payments/Rent Return	(1,409.99)		(3,700.25)		(3,837.00)	0.00	(1,147.00)	(2,625.00)	(2,250.00)
3260 - Rental Income- OWNER UNITS	1,619.00	2,000.00	6,318.71	800.00	4,633.59	1,000.00	2,296.00	3,500.00	3,000.00
3262 - Rental Income-Inns owned-retail	33,501.66	3,000.00	26,969.20	30,000.00	32,300.08	30,000.00	17,333.20	20,000.00	15,000.00
3275 - Sale of Unit	6,841.00	500.00	20,442.00	500.00	7,692.00	5,000.00	6,048.00	5,000.00	5,000.00
Total 3000 - INCOME	455,408.36	377,099.00	463,859.16	409,445.00	462,584.17	428,236.00	158,851.68	500,324.00	528,844.00
Total Income	455,408.36	377,099.00	463,859.16	409,445.00	462,584.17	428,236.00	158,851.68	500,324.00	528,844.00
Gross Profit									
Expense									
4000 - ADMINISTRATIVE									
4104 - Annual Meeting	1,079.12	2,000.00	333.00	2,000.00	1,044.00	2,000.00	15.99	300.00	300.00
4005 - Accounting	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00
4025 - Advertising	3,073.85	1,500.00	3,711.35	3,000.00	2,784.00	3,500.00	250.00	3,500.00	2,000.00
4030 - Bank Service Charges		150.00			-	0.00	40.00	0.00	
4032 - Credit Card Processing exp.	8,801.95	6,400.00	10,125.94	9,000.00	10,792.88	8,000.00	3,591.31	10,000.00	10,000.00
4035 - Computer Expense	6,762.52	9,200.00	9,270.47	12,000.00	11,163.89	8,900.00	5,659.91	9,000.00	9,000.00
4040 - Office Supplies	3,078.31	1,500.00	2,378.75	2,000.00	2,809.27	2,000.00	1,205.34	2,000.00	2,000.00
4042 Booking.com	86.40	500.00		500.00					
4080 - Bad Debt	1,238.00								
4105 - BOD Meetings	2,625.00	2,300.00	1,500.00	2,300.00		2,500.00		0.00	0.00
4200 - Insurance-Property & Liability	16,452.56	15,952.00	18,683.32	16,430.00	19,641.92	17,000.00	11,875.70	17,000.00	17,000.00
4210 - Insurance-Workers Comp.	593.00	1,764.00	453.00	2,100.00	478.00	1,700.00	449.00	1,400.00	1,400.00
4685 - Legal	17,236.50	3,000.00	11,337.83	30,500.00	33,266.51	6,500.00	12,307.60	6,500.00	15,000.00
4700 - Travel	600.00	2,600.00	638.61	800.00	736.27	800.00	200.00	600.00	600.00
4710 - Salaries & Wages	88,102.06	108,365.00	101,168.67	96,000.00	98,993.45	106,000.00	30,138.00	106,000.00	110,000.00
4715 - Payroll Expenses	1,747.25	3,380.00	1,910.81	1,700.00	1,963.20	2,184.00	755.67	2,200.00	2,000.00
4720 - Postage	995.15	2,500.00	665.76	1,500.00	628.29	650.00	4,267.98	600.00	600.00
Total 4000 - ADMINISTRATIVE	156,971.67	165,611.00	166,677.51	184,330.00	188,801.68	166,234.00	75,256.50	163,600.00	174,400.00
5000 - MAINTENANCE									
5010 - Landscaping and Groundskeeping	5,634.04	6,500.00	7,250.04	6,800.00	7,535.04	7,250.00	0.00	7,250.00	7,500.00
5015 - Repairs, Materials, Maintenance	38,143.10	10,800.00	37,351.93	15,000.00	18,590.09	15,000.00	7,258.00	10,000.00	20,000.00
5016 - Repair Services			13,787.96		14,615.69	10,000.00	4,781.00	20,000.00	20,000.00
5020 - Pest Control	6,706.00	6,948.00	7,204.00	7,000.00	7,799.88	7,234.00	3,769.95	7,400.00	7,500.00
5025 - Plowing & Sanding	8,275.00	9,800.00	7,273.88	9,400.00	7,250.04	7,250.00	4,833.36	7,250.00	7,500.00
5(Small Tools & Equipment	62.50	1,000.00		1,000.00	-	500.00		0.00	
5045 - Hot Tub testing/maintenance	4,232.80	4,990.00	4,216.48	5,000.00	4,560.70	5,000.00	1,614.99	4,000.00	4,500.00
5050 - Fire alarm agreement	1,804.60	2,300.00	4,855.50	3,300.00	3,227.33	3,750.00	4,905.65	4,000.00	5,000.00
5(Additional Repairs	57,569.53	50,000.00		10,000.00	52,232.00	10,000.00	512.32	10,000.00	10,000.00
Total 5000 - MAINTENANCE	122,427.57	92,338.00	81,939.79	57,500.00	115,810.77	65,984.00	27,675.27	69,900.00	82,000.00
6000 - UTILITIES									
6005 - Cable TV & Internet	24,215.88	24,500.00	24,205.08	24,500.00	25,076.11	25,000.00	8,276.11	25,000.00	26,000.00
6010 - Electricity	24,284.65	30,000.00	27,074.33	27,000.00	26,954.57	59,253.00	12,248.98	45,000.00	30,000.00
6015 - Propane	13,230.65	14,000.00	12,082.00	14,000.00	11,365.01	14,000.00	8,766.89	12,000.00	12,000.00
6020 - Telephone	7,693.87	8,400.00	7,391.50	8,200.00	7,878.07	8,000.00	2,763.58	7,300.00	7,800.00
6025 - Water/ Sewer/ Trash	4,071.47	3,900.00	4,808.21	4,300.00	4,292.35	6,200.00	1,985.03	4,800.00	4,800.00
6100 - Business License & Permits		52.00		60.00					
Total 6000 - UTILITIES	73,496.52	80,852.00	75,561.12	78,060.00	75,566.11	112,453.00	34,040.59	94,100.00	80,600.00

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(P&L)**

	2021	2021 Budget	2022	2022 Budget	2023	2023 Budget	2024 Yr to date Apr	2024 Budget 15%	2025 Budget 8.5%
7000 · GUEST SERVICES									
7005 · Room Cleaning & Consumables	2,988.70	3,000.00	3,511.56	3,000.00	2,681.31	3,000.00	492.44	3,000.00	3,000.00
7006 · Cleaning Services	77,261.12	65,000.00	91,846.27	111,000.00	107,708.68	84,000.00	38,230.64	115,000.00	110,000.00
7010 · Room Inventory	14,247.48	12,000.00	1,979.64	12,000.00	1,492.08	20,000.00	1,835.74	1,000.00	2,000.00
7015 · Room Decorations		150.00							
7020 · Carpet/Chimney Cleaning	1,800.00	1,800.00	1,890.00	1,800.00	1,984.00	2,079.00	2,045.00	2,000.00	2,000.00
7025 · Recreation Services	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	9,100.00	23,500.00	23,500.00
7027 · Hot Tub not usable	240.00	2,000.00	60.00	500.00		500.00	8.92	0.00	
7030 · Room Damages	(1,054.00)		60.00	-	(400.00)	0.00	(115.00)	0.00	
Total 7000 · GUEST SERVICES	118,983.30	107,450.00	122,847.47	151,800.00	136,966.07	133,079.00	51,588.82	144,500.00	140,500.00
8000 · TAXES									
8005 · Taxes-Payroll	6,993.63	8,000.00	7,804.72	7,000.00	8,033.89	8,301.00	3,059.14	7,800.00	8,500.00
8010 · Taxes-Property	23,924.00	21,700.00	16,245.00	23,600.00	18,467.00	24,000.00	18.65	20,000.00	24,000.00
8015 · Taxes-Income		1,000.00		1,000.00	1,048.00	1,200.00	71.84		
Total 8000 · TAXES	30,917.63	30,700.00	24,049.72	31,600.00	27,548.89	33,501.00	3,149.63	27,800.00	32,500.00
66900 Reconciliation Discrepancies					55.27				
Total Expense	502,796.69	476,951.00	471,075.61	503,290.00	544,548.79	511,251.00	191,710.81	499,900.00	510,000.00
Net Ordinary Income	(47,388.33)	(99,852.00)	(7,216.45)	(93,845.00)	(81,964.62)	(83,015.00)	(32,859.13)	424.00	18,844.00
Other Income/Expense									
Other Income									
3170 · Interest Income	1,273.54	500.00	431.99	500.00	2,116.40	500.00	1,616.88	200.00	200.00
3330 · M&R Commission	50.00		74.00		62.00		20.00	75.00	75.00
50000 Cost of Goods Sold		2,500.00		1,500.00					
Total Other Income	1,323.54	3,000.00	505.99	2,000.00	2,178.40	500.00	1,636.88	275.00	275.00
Net Other Income	(46,064.79)	(96,852.00)	(6,710.46)	(91,845.00)	(79,786.22)	(82,515.00)	(31,222.25)	699.00	19,119.00