

**Inns of Waterville Valley Association
Budget 2026**

**2026 ANNUAL BUDGET
(P&L)**

Ordinary Income/Expense

Income

	2022	2022 Budget	2023	2023 Budget	2024	2024 Budget 15%	2025 yr to date 3/31/2025	2025 Budget 8.5%	2026 Budget 10%
3000 - INCOME									
3020 - Late fees-maint. pymnts	3,320.00	1,200.00	3,320.00	1,200.00	4,160.00		120.00		
3101 - Combined Maintenance fee									
3117 - Maintenance Fee w RE	372,911.00		381,847.00		428,667.00		102,798.16		
3025 - Hot tub fee	8,700.00		8,700.00		8,460.00		2,350.83		
3102 - R/E Tax Portion	17,032.00		16,641.00		16,229.00		3,594.19		
3052 - Winter surchg.	11,046.00		10,710.00		10,528.00		8,840.00		
Total 3101 - Combined Maintenance fee	409,689.00	376,395.00	417,898.00	390,536.00	463,884.00	473,849.00	117,583.18	507,494.00	557,333.00
3179 - Clean fee rental use	135.00			0.00					0.00
3185 - Laundry Income	685.50	550.00	577.50	500.00	643.50	600.00	129.00	600.00	550.00
3230 - Owner Payments/Rent Return	(3,700.25)	0.00	(3,837.00)	0.00	(1,481.00)	(2,625.00)	(708.00)	(2,250.00)	(1,500.00)
3260 - Rental Income- OWNER UNITS	6,318.71	800.00	4,633.59	1,000.00	2,296.00	3,500.00	1,968.00	3,000.00	2,000.00
3262 - Rental Income-Inns owned-retail	26,969.20	30,000.00	32,300.08	30,000.00	30,094.33	20,000.00	6,929.73	15,000.00	15,000.00
3270 - Unit Return Fee							4,454.00	0.00	5,000.00
3275 - Sale of Unit	20,442.00	500.00	7,692.00	5,000.00	9,646.00	5,000.00	2,598.00	5,000.00	5,000.00
Total 3000 - INCOME	463,859.16	409,445.00	462,584.17	428,236.00	509,242.83	500,324.00	133,073.91	528,844.00	583,383.00
Total Income	463,859.16	409,445.00	462,584.17	428,236.00	509,242.83	500,324.00	133,073.91	528,844.00	583,383.00

Gross Profit

Expense

4000 - ADMINISTRATIVE									
4104 - Annual Meeting	333.00	2,000.00	1,044.00	2,000.00	214.05	300.00	0.00	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	3,711.35	3,000.00	2,784.00	3,500.00	1,799.69	3,500.00	1,799.45	2,000.00	3,000.00
4030 - Bank Service Charges			-	0.00	0.00	0.00	0.00	0.00	0.00
4032 - Credit Card Processing exp.	10,125.94	9,000.00	10,792.88	8,000.00	12,072.14	10,000.00	3,679.63	10,000.00	12,000.00
4035 - Computer Expense	9,270.47	12,000.00	11,163.89	8,900.00	13,085.30	9,000.00	2,111.77	9,000.00	9,000.00
4040 - Office Supplies	2,378.75	2,000.00	2,609.27	2,000.00	2,354.11	2,000.00	566.32	2,000.00	2,000.00
4042 Booking.com		500.00							
4080 - Bad Debt			17,903.13						
4105 - BOD Meetings	1,500.00	2,300.00		2,500.00	0.00	0.00	0.00	0.00	0.00
4200 - Insurance-Property & Liability	18,683.32	16,430.00	19,641.92	17,000.00	23,399.78	17,000.00	9,955.53	17,000.00	25,000.00
4210 - Insurance-Workers Comp.	453.00	2,100.00	478.00	1,700.00	505.00	1,400.00	327.00	1,400.00	1,000.00
4685 - Legal	11,337.83	30,500.00	33,266.51	6,500.00	13,857.60	6,500.00	0.00	15,000.00	6,500.00
4700 - Travel	638.61	800.00	736.27	800.00	914.57	600.00	196.45	600.00	720.00
4710 - Salaries & Wages	101,168.67	96,000.00	98,993.45	106,000.00	95,487.18	106,000.00	19,221.78	110,000.00	110,000.00
4715 - Payroll Expenses	1,910.81	1,700.00	1,963.20	2,184.00	2,127.65	2,200.00	575.02	2,000.00	2,100.00
4720 - Postage	665.76	1,500.00	628.29	650.00	4,588.78	600.00	146.00	600.00	600.00
Total 4000 - ADMINISTRATIVE	166,677.51	184,330.00	206,504.81	166,234.00	174,905.85	163,600.00	43,078.95	174,400.00	176,720.00
5000 - MAINTENANCE									
5010 - Landscaping and Groundskeeping	7,250.04	6,800.00	7,535.04	7,250.00	7,250.04	7,250.00	0.00	7,500.00	7,700.00
5015 - Repairs, Materials, Maintenance	37,351.93	15,000.00	16,118.96	15,000.00	25,293.69	10,000.00	30,255.71	20,000.00	25,000.00
5016 - Repair Services	13,787.96		14,615.69	10,000.00	11,024.39	20,000.00	0.00	20,000.00	15,000.00
5020 - Pest Control	7,204.00	7,000.00	7,799.88	7,234.00	8,032.82	7,400.00	2,746.00	7,500.00	8,000.00
5025 - Plowing & Sanding	7,273.88	9,400.00	7,250.04	7,250.00	7,322.52	7,250.00	3,733.74	7,500.00	7,700.00
5 Small Tools & Equipment		1,000.00	-	500.00		0.00	0.00		
5045 - Hot Tub testing/maintenance	4,216.48	5,000.00	4,560.70	5,000.00	4,188.04	4,000.00	1,666.03	4,500.00	4,500.00
5050 - Fire alarm agreement	4,855.50	3,300.00	3,227.33	3,750.00	16,990.65	4,000.00	1,197.50	5,000.00	5,000.00
5 Additional Repairs		10,000.00	52,232.00	10,000.00	512.32	10,000.00	0.00	10,000.00	30,000.00
Total 5000 - MAINTENANCE	81,939.79	57,500.00	113,339.64	65,984.00	80,614.47	69,900.00	39,598.98	82,000.00	102,900.00
6000 - UTILITIES									
6005 - Cable TV & Internet	24,205.08	24,500.00	25,076.11	25,000.00	20,614.97	25,000.00	4,572.01	26,000.00	20,000.00
6010 - Electricity	27,074.33	27,000.00	26,954.57	59,253.00	23,595.18	45,000.00	10,471.08	30,000.00	28,000.00
6015 - Propane	12,082.00	14,000.00	11,365.01	14,000.00	16,762.73	12,000.00	3,247.09	12,000.00	17,000.00
6020 - Telephone	7,391.50	8,200.00	7,878.07	8,000.00	8,471.99	7,300.00	2,194.49	7,800.00	7,800.00

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6025 - Water/ Sewer/ Trash	4,808.21	4,300.00	4,292.35	6,200.00	4,704.17	4,800.00	982.47	4,800.00	4,800.00
6100 - Business License & Permits		60.00			50.00				
Total 6000 - UTILITIES	75,561.12	78,060.00	75,566.11	112,453.00	74,199.04	94,100.00	21,467.14	80,600.00	77,600.00
7000 - GUEST SERVICES									
7005 - Room Cleaning & Consumables	3,511.56	3,000.00	2,681.31	3,000.00	2,750.29	3,000.00	722.88	3,000.00	3,000.00
7006 - Cleaning Services	91,846.27	111,000.00	107,708.68	84,000.00	102,958.77	115,000.00	32,794.12	110,000.00	110,000.00
7010 - Room Inventory	1,979.64	12,000.00	1,492.08	20,000.00	2,205.40	1,000.00	0.00	2,000.00	2,000.00
7015 - Room Decorations									
7020 - Carpet/Chimney Cleaning	1,890.00	1,800.00	1,984.00	2,079.00	2,045.00	2,000.00	0.00	2,000.00	2,050.00
7025 - Recreation Services	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	23,500.00	5,400.00	23,500.00	23,500.00
7027 - Hot Tub not usable	60.00	500.00		500.00		0.00	0.00		500.00
7030 - Room Damages	60.00	-	(400.00)	0.00	(190.00)	0.00	(275.00)		
Total 7000 - GUEST SERVICES	122,847.47	151,800.00	136,966.07	133,079.00	133,269.46	144,500.00	38,642.00	140,500.00	141,050.00
8000 - TAXES									
8005 - Taxes-Payroll	7,804.72	7,000.00	8,033.89	8,301.00	8,203.42	7,800.00	1,571.71	8,500.00	8,200.00
8010 - Taxes-Property	16,245.00	23,600.00	18,467.00	24,000.00	14,233.65	20,000.00	0.00	24,000.00	18,000.00
8015 - Taxes-Income		1,000.00	-	1,200.00	71.84				
Total 8000 - TAXES	24,049.72	31,600.00	26,500.89	33,501.00	22,508.91	27,800.00	1,571.71	32,500.00	26,200.00
66900 Reconciliation Discrepancies			55.27						
Total Expense	471,075.61	503,290.00	558,932.79	511,251.00	485,497.13	499,900.00	144,358.78	510,000.00	524,470.00
Net Ordinary Income	(7,216.45)	(93,845.00)	(96,923.21)	(83,015.00)	23,745.10	424.00	(11,284.87)	18,844.00	58,913.00
Other Income/Expense									
Other Income									
3170 - Interest Income	431.99	500.00	2,116.40	500.00	4,923.78	200.00	1,249.88	200.00	4,800.00
3330 - M&R Commission	74.00		62.00		56.00	75.00	14.00	75.00	50.00
50000 Cost of Goods Sold		1,500.00							
Total Other Income	505.99	2,000.00	2,178.40	500.00	4,979.78	275.00	1,263.88	275.00	4,850.00
Net Other Income	(6,710.46)	(91,845.00)	(94,744.81)	(82,515.00)	28,724.88	699.00	(10,020.97)	19,119.00	63,763.00