

**Inns of Waterville Valley Association
Budget 2026**

2027 ANNUAL BUDGET (P&L)	2023	2023 Budget	2024	2024 Budget 15%	2025	2025 Budget 8.5%	2026 yr to date 6/30/26	2026 Budget 10%	2027 Budget 15%
Ordinary Income/Expense									
Income									
3270 Unit Return Fee					20,807.00		12,024.00		
3000 · INCOME									
3020 · Late fees-maint. pymnts	3,320.00	1,200.00	4,160.00		2,960.00		5,680.00		
3101 · Combined Maintenance fee									
3117 · Maintenance Fee w RE	381,847.00		428,667.00		449,071.00		225,708.72		
3025 · Hot tub fee	8,700.00		8,460.00		9,730.00		4,270.00		
3102 · R/E Tax Portion	16,641.00		16,229.00		15,705.00		7,213.88		
3052 · Winter surchg.	10,710.00		10,528.00		12,636.00		8,632.00		
Total 3101 · Combined Maintainer	417,898.00	390,536.00	463,884.00	473,849.00	487,142.00	507,494.00	245,824.60	557,333.00	613,046.00
3115 Special Assessment Reserve							242,817.00		
3179 · Clean fee rental use		0.00					-		
3185 · Laundry Income	577.50	500.00	643.50	600.00	526.50	600.00	181.50	550.00	500.00
3230 · Owner Payments/Rent F	(3,837.00)	0.00	(1,481.00)	(2,625.00)	(708.00)	(2,250.00)	(1,563.00)	(1,500.00)	(1,500.00)
3260 · Rental Income- OWNER	4,633.59	1,000.00	2,296.00	3,500.00	1,968.00	3,000.00	2,597.00	2,000.00	2,000.00
3262 · Rental Income-Inns own	32,300.08	30,000.00	30,094.33	20,000.00	16,976.77	15,000.00	11,778.74	15,000.00	15,000.00
3270 · Unit Return Fee					-	-	5,000.00	5,000.00	16,000.00
3275 · Sale of Unit	7,692.00	5,000.00	9,646.00	5,000.00	2,598.00	5,000.00	3,902.00	5,000.00	2,000.00
Total 3000 · INCOME	462,584.17	428,236.00	509,242.83	500,324.00	532,270.27	528,844.00	523,241.84	583,383.00	647,046.00
Total Income	462,584.17	428,236.00	509,242.83	500,324.00	532,270.27	528,844.00	523,241.84	583,383.00	647,046.00
Gross Profit									

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Expense									
4000 · ADMINISTRATIVE									
4104 · Annual Meeting	1,044.00	2,000.00	214.05	300.00	314.75	300.00		300.00	300.00
4005 · Accounting	4,500.00	4,500.00	4,500.00	4,500.00	9,000.00	4,500.00	3,500.00	4,500.00	4,500.00
4025 · Advertising	2,784.00	3,500.00	1,799.69	3,500.00	3,074.50	2,000.00		3,000.00	3,500.00
4030 · Bank Service Charges	-	0.00	0.00	0.00					
4032 · Credit Card Processing	10,792.88	8,000.00	12,072.14	10,000.00	13,015.10	10,000.00	10,906.75	12,000.00	12,500.00
4035 · Computer Expense	11,163.89	8,900.00	13,085.30	9,000.00	10,670.05	9,000.00	5,749.12	9,000.00	10,000.00
4040 · Office Supplies	2,609.27	2,000.00	2,354.11	2,000.00	2,866.32	2,000.00	861.57	2,000.00	2,000.00
4042 Booking.com									
4080 · Bad Debt	17,903.13						0.50		
4105 · BOD Meetings		2,500.00	0.00	0.00	-	-		-	
4200 · Insurance-Property & Li	19,641.92	17,000.00	23,399.78	17,000.00	25,522.93	17,000.00	16,278.57	25,000.00	27,000.00
4210 · Insurance-Workers Com	478.00	1,700.00	505.00	1,400.00	344.00	1,400.00	1,244.00	1,000.00	750.00
4685 · Legal	33,266.51	6,500.00	13,857.60	6,500.00	(3,601.85)	15,000.00	562.75	6,500.00	4,000.00
4700 · Travel	736.27	800.00	914.57	600.00	638.81	600.00	434.53	720.00	720.00
4710 · Salaries & Wages	98,993.45	106,000.00	95,487.18	106,000.00	90,482.72	110,000.00	46,982.70	110,000.00	110,000.00
4715 · Payroll Expenses	1,963.20	2,184.00	2,127.65	2,200.00	2,219.67	2,000.00	1,220.83	2,100.00	2,200.00
4720 · Postage	628.29	650.00	4,588.78	600.00	389.96	600.00	254.28	600.00	500.00
4750 · State Filing Fee					32.00				
Total 4000 · ADMINISTRATIVE	206,504.81	166,234.00	174,905.85	163,600.00	154,968.96	174,400.00	87,995.60	176,720.00	177,970.00
5000 · MAINTENANCE									
5010 · Landscaping and Groun	7,535.04	7,250.00	7,250.04	7,250.00	7,467.48	7,500.00	2,563.84	7,700.00	8,000.00
5015 · Repairs, Materials, Main	16,118.96	15,000.00	25,293.69	10,000.00	39,455.33	20,000.00	15,456.63	25,000.00	30,000.00
5016 · Repair Services	14,615.69	10,000.00	11,024.39	20,000.00	13,154.45	20,000.00	6,237.00	15,000.00	15,000.00
5020 · Pest Control	7,799.88	7,234.00	8,032.82	7,400.00	11,196.00	7,500.00	4,934.30	8,000.00	9,000.00
5025 · Plowing & Sanding	7,250.04	7,250.00	7,322.52	7,250.00	7,542.16	7,500.00	5,127.68	7,700.00	8,000.00
5 Small Tools & Equipment	-	500.00		0.00	-				
5045 · Hot Tub testing/mainten	4,560.70	5,000.00	4,188.04	4,000.00	4,857.75	4,500.00	2,592.95	4,500.00	4,700.00
5050 · Fire alarm agreement	3,227.33	3,750.00	16,990.65	4,000.00	4,507.87	5,000.00	3,285.99	5,000.00	5,000.00
5 Additional Repairs	52,232.00	10,000.00	512.32	10,000.00	-	10,000.00	35,996.03	30,000.00	10,000.00
Total 5000 · MAINTENANCE	113,339.64	65,984.00	80,614.47	69,900.00	88,181.04	82,000.00	76,194.42	102,900.00	89,700.00

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6000 · UTILITIES									
6005 · Cable TV & Internet	25,076.11	25,000.00	20,614.97	25,000.00	16,848.22	26,000.00	9,282.93	20,000.00	20,000.00
6010 · Electricity	26,954.57	59,253.00	23,595.18	45,000.00	26,466.75	30,000.00	15,214.59	28,000.00	30,000.00
6015 · Propane	11,365.01	14,000.00	16,762.73	12,000.00	11,289.44	12,000.00	7,765.27	17,000.00	17,000.00
6020 · Telephone	7,878.07	8,000.00	8,471.99	7,300.00	9,220.93	7,800.00	4,972.36	7,800.00	8,000.00
6025 · Water/ Sewer/ Trash	4,292.35	6,200.00	4,704.17	4,800.00	4,449.50	4,800.00	1,743.19	4,800.00	4,800.00
6100 · Business License & Permits			50.00						
Total 6000 · UTILITIES	75,566.11	112,453.00	74,199.04	94,100.00	68,274.84	80,600.00	38,978.34	77,600.00	79,800.00
7000 · GUEST SERVICES									
7005 · Room Cleaning & Const	2,681.31	3,000.00	2,750.29	3,000.00	3,484.41	3,000.00	1,347.52	3,000.00	3,000.00
7006 · Cleaning Services	107,708.68	84,000.00	102,958.77	115,000.00	100,779.54	110,000.00	46,074.85	110,000.00	110,000.00
7010 · Room Inventory	1,492.08	20,000.00	2,205.40	1,000.00	1,523.70	2,000.00		2,000.00	2,000.00
7015 · Room Decorations									
7020 · Carpet/Chimney Cleanin	1,984.00	2,079.00	2,045.00	2,000.00	2,105.00	2,000.00	2,210.00	2,050.00	2,100.00
7025 · Recreation Services	23,500.00	23,500.00	23,500.00	23,500.00	21,600.00	23,500.00	10,800.00	23,500.00	23,500.00
7027 · Hot Tub not usable		500.00		0.00	-			500.00	-
7030 · Room Damages	(400.00)	0.00	(190.00)	0.00	(275.00)				
Total 7000 · GUEST SERVICES	136,966.07	133,079.00	133,269.46	144,500.00	129,217.65	140,500.00	60,432.37	141,050.00	140,600.00
8000 · TAXES									
8005 · Taxes-Payroll	8,033.89	8,301.00	8,203.42	7,800.00	7,101.95	8,500.00	3,706.24	8,200.00	8,300.00
8010 · Taxes-Property	18,467.00	24,000.00	14,233.65	20,000.00	15,662.00	24,000.00	7,831.00	18,000.00	18,000.00
8015 · Taxes-Income	-	1,200.00	71.84		1,453.00				
Total 8000 · TAXES	26,500.89	33,501.00	22,508.91	27,800.00	24,216.95	32,500.00	11,537.24	26,200.00	26,300.00
Reserve									50,000.00
66900 Reconciliation Discrepancy	55.27				133.80				
Total Expense	558,932.79	511,251.00	485,497.13	499,900.00	464,993.24	510,000.00	275,137.97	524,470.00	564,370.00
Net Ordinary Income	(96,923.21)	(83,015.00)	23,745.10	424.00	67,277.03	18,844.00	248,103.87	58,913.00	82,676.00
Other Income/Expense									
Other Income									
3170 · Interest Income	2,116.40	500.00	4,923.78	200.00	4,661.85	200.00	1,938.78	4,800.00	4,000.00
3330 · M&R Commission	62.00		56.00	75.00	31.00	75.00	8.00	50.00	30.00
50000 Cost of Goods Sold									
Total Other Income	2,178.40	500.00	4,979.78	275.00	4,692.85	275.00	1,946.78	4,850.00	4,030.00
Net Other Income	(94,744.81)	(82,515.00)	28,724.88	699.00	71,969.88	19,119.00	250,050.65	63,763.00	86,706.00