Timbers Owners Association, Inc - PO Box 4362 Crested Butte, CO 81224 - BOD APPROVED 2025

Account Name	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	2026 Totals
Income													
Operating Dues	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 259,387.75
Short term rental income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,700.00	$ -	$ -	$ 11,700.00
Total Budgeted Operating Income	**$ 21,615.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 33,315.65**	**$ 21,615.65**	**$ 21,615.65**	**$ 271,087.75**
Expense													
Management fees	$ 2,298.55	$ 2,298.55	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 2,298.54	$ 27,582.50
Insurance	**$ 3,083.00**	$ 3,083.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 3,391.00	$ 40,076.00
Legal - General	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 75.00	$ 900.00
ADMIN/OFFICE													
Accountant	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
General Admin & Office Supplies	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.67	$ 66.66	$ 66.66	$ 66.66	$ 66.66	$ 800.00
Total ADMIN/OFFICE	**$ 66.67**	**$ 566.67**	**$ 66.67**	**$ 66.67**	**$ 66.67**	**$ 66.67**	**$ 66.67**	**$ 66.67**	**$ 66.66**	**$ 66.66**	**$ 66.66**	**$ 66.66**	$ 1,300.00
Operating Contingency/Improvement Fund	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 730.35	$ 8,764.25
REPAIRS AND MAINTENANCE													
Repairs and Maintenance - Contract Labor	**$ 333.33**	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 333.33	$ 4,000.00
Repairs and Maintenance - Supplies	**$ 166.67**	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 2,000.00
Total REPAIRS AND MAINTENANCE	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 500.00**	**$ 6,000.00**
BUILDING MAINTENANCE													
Building Maintenance: General	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 1,541.67	$ 18,500.00
Common Area Cleaning	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 13,000.00
Window Washing	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 1,800.00
Elevator Repair	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 6,000.00
Hot Tub & Pool - Toad or General	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 916.67	$ 11,000.00
Fire Protection	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,000.00
Total BUILDING MAINTENANCE	**$ 4,358.33**	**$ 4,358.33**	**$ 4,858.33**	**$ 4,358.33**	**$ 4,358.33**	**$ 4,358.33**	**$ 4,358.33**	**$ 4,858.33**	**$ 4,358.33**	**$ 4,358.33**	**$ 4,358.33**	**$ 4,358.33**	**$ 53,300.00**
LANDSCAPING / GROUNDS MAINTENANCE													
Landscaping/Grounds- general	$ -	$ -	$ -	$ -	$ 150.00	$ 675.00	$ 675.00	$ 675.00	$ 675.00	$ 375.00	$ -	$ -	$ 3,225.00
Total LANDSCAPING / GROUNDS MAINTENANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150.00**	**$ 675.00**	**$ 675.00**	**$ 675.00**	**$ 675.00**	**$ 375.00**	**$ -**	**$ -**	**$ 3,225.00**
SNOW REMOVAL / SNOW PLOWING													
Snow Removal - General	$ 3,333.00	$ 3,333.00	$ 3,333.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,333.00	$ 3,334.00	$ 3,334.00	$ 20,000.00
Snow Removal - Roof	$ 500.00	$ 9,000.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ 14,000.00
Total SNOW REMOVAL / SNOW PLOWING	**$ 3,833.00**	**$ 12,333.00**	**$ 6,333.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,333.00**	**$ 3,334.00**	**$ 4,834.00**	**$ 34,000.00**
UTILITIES													
Utilities - Electric	**$ 860.00**	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 860.00	$ 10,320.00
Utilities - Gas	**$ 370.00**	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 370.00	$ 4,440.00
Utilities - Telephone	**$ 180.00**	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 180.00	$ 2,160.00
Utilities - Water/Sewer	**$ 5,825.00**	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 5,825.00	$ 69,900.00
Utilities - Trash/Recycle	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 760.00	$ 9,120.00
Total UTILITIES	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 7,995.00**	**$ 95,940.00**
Total Budgeted Operating Expense	**$ 22,939.91**	**$ 31,939.91**	**$ 26,247.90**	**$ 19,414.90**	**$ 19,564.90**	**$ 20,089.90**	**$ 20,089.90**	**$ 20,589.90**	**$ 20,089.89**	**$ 23,122.89**	**$ 22,748.89**	**$ 24,248.89**	**$ 271,087.75**
Total Budgeted Operating Income	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 21,615.65	$ 33,315.65	$ 21,615.65	$ 21,615.65	$ 271,087.75
Total Budgeted Operating Expense	$ 22,939.91	$ 31,939.91	$ 26,247.90	$ 19,414.90	$ 19,564.90	$ 20,089.90	$ 20,089.90	$ 20,589.90	$ 20,089.89	$ 23,122.89	$ 22,748.89	$ 24,248.89	$ 271,087.75
Net Operating Income	**$ (1,324.26)**	**$ (10,324.26)**	**$ (4,632.25)**	**$ 2,200.75**	**$ 2,050.75**	**$ 1,525.75**	**$ 1,525.75**	**$ 1,025.75**	**$ 1,525.76**	**$ 10,192.76**	**$ (1,133.24)**	**$ (2,633.24)**	**$ -**
Reserve Contributions													
Capital Dues Income	$ 2,291.67	$ 2,291.67	$ 2,291.67	$ 2,291.67	$ 2,291.67	$ 2,291.67	$ 2,291.67	$ 2,291.67	$ 2,291.66	$ 2,291.66	$ 2,291.66	$ 2,291.66	$ 27,500.00
Reserve Account Transfer	$ (2,291.67)	$ (2,291.67)	$ (2,291.67)	$ (2,291.67)	$ (2,291.67)	$ (2,291.67)	$ (2,291.67)	$ (2,291.67)	$ (2,291.66)	$ (2,291.66)	$ (2,291.66)	$ (2,291.66)	$ (27,500.00)
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Income	**$ (1,324.26)**	**$ (10,324.26)**	**$ (4,632.25)**	**$ 2,200.75**	**$ 2,050.75**	**$ 1,525.75**	**$ 1,525.75**	**$ 1,025.75**	**$ 1,525.76**	**$ 10,192.76**	**$ (1,133.24)**	**$ (2,633.24)**	**$ -**