

Village At Lake Chelan Homeowners Assoc.  
Revised Profit & Loss Budget Performance

January through May 2018

	Jan - May 18	Budget	Jan - May 18	YTD Budget	Annual Budget	Remaining
<b>Income</b>						
<b>Capital Improvement Dues</b>	0.00	0.00	0.00	0.00	0.00	
<b>Homeowner Assoc. Dues</b>	40,180.00	37,450.00	40,180.00	37,450.00	89,880.00	
<b>Interest Income</b>	62.27	69.98	62.27	69.98	175.56	
<b>Other Income</b>						
<b>Balance Inquiry Fee</b>	125.00		125.00			
<b>Builder's Fines</b>	25.00		25.00			
<b>Insurance Property Damage</b>	-2,434.50	0.00	-2,434.50	0.00	2,434.50	
<b>Other Income - Other</b>	850.00	745.00	850.00	745.00	8,245.00	
<b>Total Other Income</b>	-1,434.50	745.00	-1,434.50	745.00	10,679.50	
<b>Total Income</b>	38,807.77	38,264.98	38,807.77	38,264.98	100,735.06	
<b>Gross Profit</b>	38,807.77	38,264.98	38,807.77	38,264.98	100,735.06	
<b>Expense</b>						
<b>Administration</b>						
<b>Accounting Service</b>	1,220.51	2,000.00	1,220.51	2,000.00	4,800.00	3,579.49
<b>Allowance for Bad Debt</b>	-234.85	0.00	-234.85	0.00	1,000.00	1,234.85
<b>Insurance - Property and D&amp;O</b>	1,225.00	1,210.00	1,225.00	1,210.00	2,904.00	1,679.00
<b>License Fees</b>	10.00	0.00	10.00	0.00	15.00	5.00
<b>Office Supplies &amp; Mailing</b>	158.73	187.50	158.73	187.50	450.00	291.27
<b>P.O. Box Rental</b>	102.00	94.00	102.00	94.00	94.00	(8.00)
<b>Tax Preparation</b>	250.00	500.00	250.00	500.00	500.00	250.00
<b>Taxes - Federal</b>	23.00	75.00	23.00	75.00	75.00	52.00
<b>Website Maintenance</b>	179.70	150.00	179.70	150.00	360.00	180.30
<b>Total Administration</b>	2,934.09	4,216.50	2,934.09	4,216.50	10,198.00	7,263.91
<b>Capital Reserve Expenditur</b>	14,877.50		14,877.50			
<b>Maintenance</b>						
<b>Common Area Landscaping</b>	9,863.69	9,416.65	9,863.69	9,416.65	22,600.00	12,736.31
<b>General Maintenance</b>	1,343.48	3,805.83	1,343.48	3,805.83	9,134.00	7,790.52
<b>Landscape Improvements</b>	0.00	833.33	0.00	833.33	2,000.00	2,000.00
<b>Maintenance Contingency</b>	0.00	83.33	0.00	83.33	200.00	200.00
<b>Pool Operations</b>	1,588.37	2,916.65	1,588.37	2,916.65	7,000.00	5,411.63
<b>Residential Mowing</b>	5,161.14	4,125.00	5,161.14	4,125.00	9,900.00	4,738.86
<b>Snow Plowing</b>	2,164.00	4,100.00	2,164.00	4,100.00	4,100.00	1,936.00
<b>Total Maintenance</b>	20,120.68	25,280.79	20,120.68	25,280.79	54,934.00	34,813.32
<b>Professional Fees</b>						
<b>Audit Annual</b>	0.00	0.00	0.00	0.00	1,500.00	1,500.00
<b>Legal &amp; Collections</b>	0.00	416.69	0.00	416.69	1,000.00	1,000.00

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	<b>Management Fees</b>	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Reserve Study</b>	0.00	0.00	0.00	0.00	1,200.00	1,200.00
	<b>Total Professional Fees</b>	0.00	416.69	0.00	416.69	3,700.00	3,700.00
	<b>Utilities</b>						
	<b>Electricity</b>	294.13	312.50	294.13	312.50	750.00	455.87
	<b>Irrigation Water</b>	3,840.25	3,828.00	3,840.25	3,828.00	3,828.00	(12.25)
	<b>Sewer/Water</b>	500.00	320.00	500.00	320.00	960.00	460.00
	<b>Telephone</b>	168.31	145.81	168.31	145.81	350.00	181.69
	<b>Utilities Contingency</b>	0.00	0.00	0.00	0.00	160.00	160.00
	<b>Total Utilities</b>	4,802.69	4,606.31	4,802.69	4,606.31	6,048.00	1,245.31
	<b>Total Expense</b>	42,734.96	34,520.29	42,734.96	34,520.29	74,880.00	47,022.54
	<b>Net Income</b>	<b>-3,927.19</b>	<b>3,744.69</b>	<b>-3,927.19</b>	<b>3,744.69</b>	<b>25,855.06</b>	