

Village At Lake Chelan Homeowners Assoc.
Profit & Loss Budget Performance
January through November 2018

	Jan - Nov 18	Budget	Jan - Nov 18	YTD Budget	Annual Budget	Remaining
Income						
Capital Improvement Dues	0.00	0.00	0.00	0.00	0.00	
Homeowner Assoc. Dues	83,640.00	82,390.00	83,640.00	82,390.00	89,880.00	
Interest Income	145.55	159.43	145.55	159.43	175.56	
Other Income						
Balance Inquiry Fee	875.00		875.00			
Builder's Fines	25.00		25.00			
Insurance Property Damage	-2,434.50	2,434.50	-2,434.50	2,434.50	2,434.50	
Plan Check Fees	5,250.00		5,250.00			
Other Income - Other	1,770.00	8,165.00	1,770.00	8,165.00	8,245.00	
Total Other Income	5,485.50	10,599.50	5,485.50	10,599.50	10,679.50	
Total Income	89,271.05	93,148.93	89,271.05	93,148.93	100,735.06	
Gross Profit	89,271.05	93,148.93	89,271.05	93,148.93	100,735.06	
Expense						
Administration						
Accounting Service	2,590.51	4,400.00	2,590.51	4,400.00	4,800.00	2,209.49
Allowance for Bad Debt	-234.85	0.00	-234.85	0.00	1,000.00	1,234.85
Insurance - Property and D&O	2,923.00	2,662.00	2,923.00	2,662.00	2,904.00	(19.00)
License Fees	10.00	15.00	10.00	15.00	15.00	5.00
Office Supplies & Mailing	358.01	412.50	358.01	412.50	450.00	91.99
P.O. Box Rental	102.00	94.00	102.00	94.00	94.00	(8.00)
Tax Preparation	250.00	500.00	250.00	500.00	500.00	250.00
Taxes - Federal	23.00	75.00	23.00	75.00	75.00	52.00
Website Maintenance	389.40	330.00	389.40	330.00	360.00	(29.40)
Total Administration	6,411.07	8,488.50	6,411.07	8,488.50	10,198.00	
Capital Reserve Expenditures	48,579.92		48,579.92			
Maintenance						
Common Area Landscaping	14,893.00	20,716.67	14,893.00	20,716.67	22,600.00	7,707.00
General Maintenance	2,680.66	8,372.83	2,680.66	8,372.83	9,134.00	6,453.34
Landscape Improvements	0.00	1,833.34	0.00	1,833.34	2,000.00	2,000.00
Maintenance Contingency	0.00	183.34	0.00	183.34	200.00	200.00
Pool Operations	6,869.52	6,416.67	6,869.52	6,416.67	7,000.00	130.48
Residential Mowing	17,539.28	9,075.00	17,539.28	9,075.00	9,900.00	(7,639.28)
Snow Plowing	2,164.00	4,100.00	2,164.00	4,100.00	4,100.00	1,936.00
Total Maintenance	44,146.46	50,697.85	44,146.46	50,697.85	54,934.00	

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Professional Fees						
Audit Annual	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	0.00
Legal & Collections	0.00	916.67	0.00	916.67	1,000.00	1,000.00
Management Fees	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Study	1,000.00	1,200.00	1,000.00	1,200.00	1,200.00	200.00
Total Professional Fees	2,500.00	3,616.67	2,500.00	3,616.67	3,700.00	
Utilities						
Electricity	1,023.02	687.50	1,023.02	687.50	750.00	(273.02)
Irrigation Water	3,840.25	3,828.00	3,840.25	3,828.00	3,828.00	(12.25)
Sewer/Water	1,010.00	960.00	1,010.00	960.00	960.00	(50.00)
Telephone	393.47	320.83	393.47	320.83	350.00	(43.47)
Utilities Contingency	0.00	0.00	0.00	0.00	160.00	160.00
Total Utilities	6,266.74	5,796.33	6,266.74	5,796.33	6,048.00	
Total Expense	107,904.19	68,599.35	107,904.19	68,599.35	74,880.00	
Net Income	-18,633.14	24,549.58	-18,633.14	24,549.58	25,855.06	