

Village At Lake Chelan Homeowners Assoc.
Profit & Loss Budget Performance
January through May 2019

	Jan - May 19	Budget	Jan - May 19	YTD Budget	Annual Budget	Remaining
Income						
Capital Improvement Dues	0.00	0.00	0.00	0.00	0.00	
Homeowner Assoc. Dues	48,490.00	45,475.00	48,490.00	45,475.00	109,140.00	
Interest Income	62.86	69.98	62.86	69.98	175.56	
Other Income						
Balance Inquiry Fee	270.00		270.00			
Builder's Fines	225.00		225.00			
Insurance Property Damage	0.00	0.00	0.00	0.00	0.00	
Legal Fees	280.00		280.00			
Plan Check Fees	4,200.00		4,200.00			
Other Income - Other	860.20	0.00	860.20	0.00	0.00	
Total Other Income	5,835.20	0.00	5,835.20	0.00	0.00	
Total Income	54,388.06	45,544.98	54,388.06	45,544.98	109,315.56	
Gross Profit	54,388.06	45,544.98	54,388.06	45,544.98	109,315.56	
Expense						
Administration						
Accounting Service	1,107.05	2,000.00	1,107.05	2,000.00	4,800.00	3,692.95
Allowance for Bad Debt	0.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
Insurance - Property and D&O	988.00	1,283.35	988.00	1,283.35	3,080.00	2,092.00
License Fees	10.00	0.00	10.00	0.00	15.00	5.00
Office Supplies & Mailing	178.23	187.50	178.23	187.50	450.00	271.77
P.O. Box Rental	118.00	110.00	118.00	110.00	110.00	(8.00)
Tax Preparation	0.00	500.00	0.00	500.00	500.00	500.00
Taxes - Federal	21.00	75.00	21.00	75.00	75.00	54.00
Website Maintenance	209.70	175.00	209.70	175.00	420.00	210.30
Total Administration	2,631.98	5,330.85	2,631.98	5,330.85	10,450.00	

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	Maintenance						
	Common Area Landscaping	7,407.41	9,416.65	7,407.41	9,416.65	22,600.00	15,192.59
	General Maintenance	6,578.47	4,416.69	6,578.47	4,416.69	10,600.00	4,021.53
	Landscape Improvements	0.00	2,000.00	0.00	2,000.00	2,000.00	2,000.00
	Maintenance Contingency	0.00	411.50	0.00	411.50	411.50	411.50
	Pool Operations	992.48	3,750.00	992.48	3,750.00	9,000.00	8,007.52
	Residential Mowing	2,044.98	7,952.50	2,044.98	7,952.50	19,086.00	17,041.02
	Snow Plowing	1,879.20	3,375.00	1,879.20	3,375.00	4,500.00	2,620.80
	Total Maintenance	18,902.54	31,322.34	18,902.54	31,322.34	68,197.50	
	Professional Fees						
	Audit Annual	0.00	0.00	0.00	0.00	1,500.00	1,500.00
	Legal & Collections	280.00	0.00	280.00	0.00	1,000.00	720.00
	Management Fees	0.00	0.00	0.00	0.00	0.00	0.00
	Reserve Study	0.00	0.00	0.00	0.00	1,000.00	1,000.00
	Total Professional Fees	280.00	0.00	280.00	0.00	3,500.00	
	Utilities						
	Electricity	144.68	387.50	144.68	387.50	930.00	785.32
	Irrigation Water	4,076.14	4,452.50	4,076.14	4,452.50	4,452.50	376.36
	Sewer/Water	522.00	525.00	522.00	525.00	1,050.00	528.00
	Telephone	57.83	0.00	57.83	0.00	400.00	342.17
	Utilities Contingency	0.00	160.00	0.00	160.00	160.00	160.00
	Total Utilities	4,800.65	5,525.00	4,800.65	5,525.00	6,992.50	
	Total Expense	26,615.17	42,178.19	26,615.17	42,178.19	89,140.00	
	Net Income	27,772.89	3,366.79	27,772.89	3,366.79	20,175.56	