

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

	Jan - Aug 19	Budget	Jan - Aug 19	YTD Budget	Annual Budget	Remaining
Income						
Capital Improvement Dues	0.00	0.00	0.00	0.00	0.00	
Homeowner Assoc. Dues	75,484.06	72,760.00	75,484.06	72,760.00	109,140.00	
Interest Income	87.11	113.96	87.11	113.96	175.56	
Other Income						
Balance Inquiry Fee	585.00		585.00			
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	1,120.20	0.00	1,120.20	0.00	0.00	
Total Other Income	6,410.20	0.00	6,410.20	0.00	0.00	
Total Income	81,981.37	72,873.96	81,981.37	72,873.96	109,315.56	
Gross Profit	81,981.37	72,873.96	81,981.37	72,873.96	109,315.56	
Expense						
Administration						
Accounting Service	1,728.85	3,200.00	1,728.85	3,200.00	4,800.00	3,071.15
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	3,064.00	2,053.32	3,064.00	2,053.32	3,080.00	16.00
License Fees	10.00	15.00	10.00	15.00	15.00	5.00
Office Supplies & Mailing	199.94	300.00	199.94	300.00	450.00	250.06
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	280.00	209.70	280.00	420.00	210.30
Total Administration	5,351.49	7,533.32	5,351.49	7,533.32	10,450.00	
HOA Events	181.05		181.05			

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Maintenance						
Common Area Landscaping	14,882.01	15,066.68	14,882.01	15,066.68	22,600.00	7,717.99
General Maintenance	7,659.28	7,066.68	7,659.28	7,066.68	10,600.00	2,940.72
Landscape Improvements	758.80	2,000.00	758.80	2,000.00	2,000.00	1,241.20
Maintenance Contingency	0.00	411.50	0.00	411.50	411.50	411.50
Pool Operations	6,048.56	6,000.00	6,048.56	6,000.00	9,000.00	2,951.44
Residential Mowing	11,588.22	12,724.00	11,588.22	12,724.00	19,086.00	7,497.78
Snow Plowing	1,879.20	3,375.00	1,879.20	3,375.00	4,500.00	2,620.80
Total Maintenance	42,816.07	46,643.86	42,816.07	46,643.86	68,197.50	
Professional Fees						
Audit Annual	1,500.00	0.00	1,500.00	0.00	1,500.00	0.00
Legal & Collections	280.00	1,000.00	280.00	1,000.00	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	1,780.00	1,000.00	1,780.00	1,000.00	3,500.00	
Utilities						
Electricity	521.68	620.00	521.68	620.00	930.00	408.32
Garbage	41.12		41.12			0
Irrigation Water	4,076.14	4,452.50	4,076.14	4,452.50	4,452.50	376.36
Sewer/Water	698.00	700.00	698.00	700.00	1,050.00	352.00
Telephone	199.81	240.00	199.81	240.00	400.00	200.19
Utilities Contingency	0.00	160.00	0.00	160.00	160.00	160.00
Total Utilities	5,536.75	6,172.50	5,536.75	6,172.50	6,992.50	
Total Expense	55,665.36	61,349.68	55,665.36	61,349.68	89,140.00	
Net Income	26,316.01	11,524.28	26,316.01	11,524.28	20,175.56	