

Annual Budget - Comparative

Exported On: 03/04/2020 11:44 AM

Properties: The Village at Lake Chelan

As of: Feb 2020

Additional Account Types: None

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	Annual Budget
Income						
Association Dues	\$ 7,935.00	\$ 10,700.00	\$(2,765.00)	\$ 15,640.00	\$ 21,400.00	\$ 128,400.00
Interest Income	\$ 17.43	\$ -	\$ 17.43	\$ 17.43	\$ -	\$ -
Transfers from Reserve	\$ -	\$ 2,375.00	\$(2,375.00)	\$ -	\$ 4,750.00	\$ 28,500.00
Late Fee	\$ 120.00	\$ -	\$ 120.00	\$ 140.00	\$ -	\$ -
Total Operating Income	\$ 8,072.43	\$ 13,075.00	\$(5,002.57)	\$ 15,797.43	\$ 26,150.00	\$ 156,900.00
Expense						
EXPENSES						
ADMINISTRATION						
Allowance for Bad Debt	\$ -	\$ 83.34	\$ 83.34	\$ -	\$ 166.68	\$ 1,000.00
Insurance - Property and D & O	\$ 278.00	\$ 318.34	\$ 40.34	\$ 834.00	\$ 636.68	\$ 3,820.00
License Fees	\$ -	\$ 1.25	\$ 1.25	\$ -	\$ 2.50	\$ 15.00
Office Supplies and Mailings	\$ 11.00	\$ 37.50	\$ 26.50	\$ 21.81	\$ 75.00	\$ 450.00
P.O. Box Rental	\$ -	\$ 9.84	\$ 9.84	\$ -	\$ 19.68	\$ 118.00
Tax Preperation	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ 100.00	\$ 600.00
Taxes - Federal	\$ -	\$ 6.25	\$ 6.25	\$ -	\$ 12.50	\$ 75.00
Website Maintenance	\$ 209.70	\$ 35.00	\$ (174.70)	\$ 209.70	\$ 70.00	\$ 420.00
Total ADMINISTRATION	\$ 498.70	\$ 541.52	\$ 42.82	\$ 1,065.51	\$ 1,083.04	\$ 6,498.00

PROFESSIONAL FEES						
Audit - Annual	\$ -	\$ 166.67	\$ 166.67	\$ -	\$ 333.34	\$ 2,000.00
Legal and Collections	\$ -	\$ 125.00	\$ 125.00	\$ -	\$ 250.00	\$ 1,500.00
Accounting Service	\$ 1,738.30	\$ 920.84	\$ (817.46)	\$ 2,186.50	\$ 1,841.68	\$ 11,050.00
Reserve Study	\$ -	\$ 250.00	\$ 250.00	\$ -	\$ 500.00	\$ 3,000.00
Total PROFESSIONAL FEES	\$ 1,738.30	\$ 1,462.51	\$ (275.79)	\$ 2,186.50	\$ 2,925.02	\$ 17,550.00
MAINTENANCE						
General Maintenance	\$ -	\$ 883.34	\$ 883.34	\$ -	\$ 1,766.68	\$ 10,600.00
Residential Mowing	\$ -	\$ 1,583.34	\$ 1,583.34	\$ -	\$ 3,166.68	\$ 19,000.00
Common Area Landscaping	\$ 2,164.00	\$ 1,975.00	\$ (189.00)	\$ 2,358.76	\$ 3,950.00	\$ 23,700.00
Pool Operations	\$ -	\$ 833.34	\$ 833.34	\$ -	\$ 1,666.68	\$ 10,000.00
Snow Plowing	\$ -	\$ 416.67	\$ 416.67	\$ 1,190.20	\$ 833.34	\$ 5,000.00
Landscape Improvements	\$ -	\$ 166.67	\$ 166.67	\$ -	\$ 333.34	\$ 2,000.00
Road Maintenance	\$ -	\$ 2,375.00	\$ 2,375.00	\$ -	\$ 4,750.00	\$ 28,500.00
Contingency	\$ -	\$ 71.00	\$ 71.00	\$ -	\$ 142.00	\$ 852.00
Total MAINTENANCE	\$ 2,164.00	\$ 8,304.36	\$ 6,140.36	\$ 3,548.96	\$ 16,608.72	\$ 99,652.00
UTILITIES						
Electricity - Chelan PUD	\$ 23.35	\$ 77.50	\$ 54.15	\$ 49.08	\$ 155.00	\$ 930.00
Irrigation Water - Common Areas	\$ 4,327.97	\$ 357.50	\$ (3,970.47)	\$ 4,503.97	\$ 715.00	\$ 4,290.00
Sewer/Water (Pool Area & Baths)	\$ -	\$ 90.84	\$ 90.84	\$ -	\$ 181.68	\$ 1,090.00
Telephone	\$ -	\$ 26.67	\$ 26.67	\$ -	\$ 53.34	\$ 320.00
Contingency	\$ -	\$ 12.50	\$ 12.50	\$ -	\$ 25.00	\$ 150.00
Total UTILITIES	\$ 4,351.32	\$ 565.01	\$ (3,786.31)	\$ 4,553.05	\$ 1,130.02	\$ 6,780.00
RESERVES						
Income to Reserves	\$ -	\$ 2,201.67	\$ 2,201.67	\$ 26,420.00	\$ 4,403.34	\$ 26,420.00
Total RESERVES	\$ -	\$ 2,201.67	\$ 2,201.67	\$ 26,420.00	\$ 4,403.34	\$ 26,420.00
Total EXPENSES	\$ 8,752.32	\$ 13,075.07	\$ 4,322.75	\$ 37,774.02	\$ 26,150.14	\$ 156,900.00
Board Management						
Telephone Expense	\$ -	\$ -	\$ -	\$ (35.50)	\$ -	\$ -
Total Board Management	\$ -	\$ -	\$ -	\$ (35.50)	\$ -	\$ -
Total Operating Expense	\$ 8,752.32	\$ 13,075.07	\$ 4,322.75	\$ 37,738.52	\$ 26,150.14	\$ 156,900.00

Total Operating Income	\$ 8,072.43	\$ 13,075.00	\$(5,002.57)	\$ 15,797.43	\$ 26,150.00	\$ 156,900.00
Total Operating Expense	\$ 8,752.32	\$ 13,075.07	\$ 4,322.75	\$ 37,738.52	\$ 26,150.14	\$ 156,900.00
NOI - Net Operating Income	\$ (679.89)	\$ (0.07)	\$ (679.82)	\$ (21,941.09)	\$ (0.14)	\$ -
Total Income	\$ 8,072.43	\$ 13,075.00	\$(5,002.57)	\$ 15,797.43	\$ 26,150.00	\$ 156,900.00
Total Expense	\$ 8,752.32	\$ 13,075.07	\$ 4,322.75	\$ 37,738.52	\$ 26,150.14	\$ 156,900.00
Net Income	\$ (679.89)	\$ (0.07)	\$ (679.82)	\$ (21,941.09)	\$ (0.14)	\$ -