

Annual Budget - Comparative

Properties: The Village at Lake Chelan HOA - 570 Village Drive Manson, WA 98831

As of: Aug 31, 2020

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD % Var.	Annual Budget	Remaining
Income								
Association Dues	10,260.00	10,700.00	-440.00	77,295.00	85,600.00	-9.70%	128,400.00	
Violation Fines	0.00	0.00	0.00	25.00	0.00	0.00%	0.00	
Interest Income	12.13	0.00	12.13	81.58	0.00	0.00%	0.00	
Resale Certificates	0.00	0.00	0.00	150.00	0.00	0.00%	0.00	
Transfers from Reserve	0.00	2,375.00	-2,375.00	0.00	19,000.00	-100.00%	28,500.00	
Late Fee	0.00	0.00	0.00	480.00	0.00	0.00%	0.00	
Maintenance pass thru	0.00	0.00	0.00	-129.60	0.00	0.00%	0.00	
Total Operating Income	10,272.13	13,075.00	-2,802.87	77,901.98	104,600.00	-25.52%	156,900.00	
Expense								
EXPENSES								
ADMINISTRATION								
Allowance for Bad Debt	0.00	83.33	83.33	0.00	666.68	100.00%	1,000.00	1,000.00
Insurance - Property and D & O	0.00	318.33	318.33	3,654.00	2,546.68	-43.48%	3,820.00	166.00
License Fees	0.00	1.25	1.25	10.00	10.00	0.00%	15.00	5.00
Office Supplies and Mailings	0.00	37.50	37.50	78.38	300.00	73.87%	450.00	371.62
P.O. Box Rental	0.00	9.83	9.83	0.00	78.68	100.00%	118.00	118.00
Tax Preperation	0.00	50.00	50.00	0.00	400.00	100.00%	600.00	600.00
Taxes - Federal	0.00	6.25	6.25	18.00	50.00	64.00%	75.00	57.00
Website Maintenance	209.70	35.00	-174.70	478.43	280.00	-70.87%	420.00	(58.43)
Total ADMINISTRATION	209.70	541.49	331.79	4,238.81	4,332.04	2.15%	6,498.00	
PROFESSIONAL FEES								
Audit - Annual	1,500.00	166.67	-1,333.33	1,500.00	1,333.36	-12.50%	2,000.00	500.00
Legal and Collections	0.00	125.00	125.00	165.00	1,000.00	83.50%	1,500.00	1,335.00
Accounting Service	0.00	920.83	920.83	6,466.50	7,366.68	12.22%	11,050.00	4,583.50
Reserve Study	0.00	250.00	250.00	0.00	2,000.00	100.00%	3,000.00	3,000.00
Total PROFESSIONAL FEES	1,500.00	1,462.50	-37.50	8,131.50	11,700.04	30.50%	17,550.00	

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD % Var.	Annual Budget	Remaining
MAINTENANCE								
General Maintenance	4,666.81	883.33	-3,783.48	8,746.20	7,066.68	-23.77%	10,600.00	1,853.8
Residential Mowing	4,823.72	1,583.33	-3,240.39	11,930.12	12,666.68	5.81%	19,000.00	7,069.9
Common Area Landscaping	2,307.85	1,975.00	-332.85	20,420.28	15,800.00	-29.24%	23,700.00	3,279.7
Pool Operations	920.86	833.33	-87.53	5,015.34	6,666.68	24.77%	10,000.00	4,984.7
Snow Plowing	0.00	416.67	416.67	1,190.20	3,333.36	64.29%	5,000.00	3,809.8
Landscape Improvements	0.00	166.67	166.67	2,000.00	1,333.36	-50.00%	2,000.00	0.0
Road Maintenance	0.00	2,375.00	2,375.00	29,949.87	19,000.00	-57.63%	28,500.00	(1,449.9)
Contingency	0.00	71.00	71.00	0.00	568.00	100.00%	852.00	852.0
Total MAINTENANCE	12,719.24	8,304.33	-4,414.91	79,252.01	66,434.76	-19.29%	99,652.00	
UTILITIES								
Electricity - Chelan PUD	5.17	77.50	72.33	445.41	620.00	28.16%	930.00	484.59
Irrigation Water - Common Areas	0.00	357.50	357.50	4,327.97	2,860.00	-51.33%	4,290.00	(37.97)
Sewer/Water (Pool Area & Baths)	180.00	90.83	-89.17	896.00	726.68	-23.30%	1,090.00	194.00
Telephone	0.00	26.67	26.67	-35.50	213.36	116.64%	320.00	355.50
Contingency	0.00	12.50	12.50	0.00	100.00	100.00%	150.00	150.00
Total UTILITIES	185.17	565.00	379.83	5,633.88	4,520.04	-24.64%	6,780.00	
RESERVES								
Income to Reserves	0.00	2,201.67	2,201.67	26,420.00	17,613.36	-50.00%	26,420.00	
Total RESERVES	0.00	2,201.67	2,201.67	26,420.00	17,613.36	-50.00%	26,420.00	
Total EXPENSES	14,614.11	13,074.99	-1,539.12	123,676.20	104,600.24	-18.24%	156,900.00	
Total Operating Expense	14,614.11	13,074.99	-1,539.12	123,676.20	104,600.24	-18.24%	156,900.00	
Total Operating Income	10,272.13	13,075.00	-2,802.87	77,901.98	104,600.00	-25.52%	156,900.00	
Total Operating Expense	14,614.11	13,074.99	-1,539.12	123,676.20	104,600.24	-18.24%	156,900.00	
NOI - Net Operating Income	-4,341.98	0.01	-4,341.99	-45,774.22	-0.24	-19,072,491.67%	0.00	
Total Income	10,272.13	13,075.00	-2,802.87	77,901.98	104,600.00	-25.52%	156,900.00	
Total Expense	14,614.11	13,074.99	-1,539.12	123,676.20	104,600.24	-18.24%	156,900.00	
Net Income	-4,341.98	0.01	-4,341.99	-45,774.22	-0.24	-19,072,491.67%	0.00	