

## Annual Budget - Comparative

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

As of: Dec 2020

Account Name	MTD Actual	YTD Actual	YTD Budget	YTD % Var.	Annual Budget	Remaining
<b>Income</b>						
Association Dues	10,200.00	118,395.00	128,400.00	-7.79%	128,400.00	
Violation Fines	0.00	25.00	0.00	0.00%	0.00	
Interest Income	5.63	115.72	0.00	0.00%	0.00	
Resale Certificates	0.00	150.00	0.00	0.00%	0.00	
Transfers from Reserve	0.00	28,107.96	28,500.00	-1.38%	28,500.00	
Transfer Fees	0.00	90.00	0.00	0.00%	0.00	
Plan Check Fees	0.00	1,050.00	0.00	0.00%	0.00	
Operating Account	0.00	1,807.25	0.00	0.00%	0.00	
Late Fee	20.00	660.00	0.00	0.00%	0.00	
Grounds Maintenance Pass Thru	0.00	100.00	0.00	0.00%	0.00	
Maintenance pass thru	-150.00	-579.60	0.00	0.00%	0.00	
<b>Total Operating Income</b>	<b>10,075.63</b>	<b>149,921.33</b>	<b>156,900.00</b>	<b>-4.45%</b>	<b>156,900.00</b>	
<b>Expense</b>						
<b>EXPENSES</b>						
<b>ADMINISTRATION</b>						
Allowance for Bad Debt	0.00	0.00	1,000.00	100.00%	1,000.00	1,000.00
Insurance - Property and D & O	0.00	5,586.00	3,820.00	-46.23%	3,820.00	(1,766.00)
License Fees	0.00	10.00	15.00	33.33%	15.00	5.00
Office Supplies and Mailings	0.00	177.78	450.00	60.49%	450.00	272.22
P.O. Box Rental	0.00	0.00	118.00	100.00%	118.00	118.00
Tax Preparation	0.00	0.00	600.00	100.00%	600.00	600.00
Taxes - Federal	0.00	18.00	75.00	76.00%	75.00	57.00
Website Maintenance	0.00	478.43	420.00	-13.91%	420.00	(58.43)
<b>Total ADMINISTRATION</b>	<b>0.00</b>	<b>6,270.21</b>	<b>6,498.00</b>	<b>3.51%</b>	<b>6,498.00</b>	
<b>PROFESSIONAL FEES</b>						
Audit - Annual	0.00	1,500.00	2,000.00	25.00%	2,000.00	500.00
Legal and Collections	262.50	427.50	1,500.00	71.50%	1,500.00	1,072.50
Accounting Service	860.00	9,906.50	11,050.00	10.35%	11,050.00	1,143.50
Reserve Study	0.00	3,520.00	3,000.00	-17.33%	3,000.00	(520.00)
<b>Total PROFESSIONAL FEES</b>	<b>1,122.50</b>	<b>15,354.00</b>	<b>17,550.00</b>	<b>12.51%</b>	<b>17,550.00</b>	
<b>MAINTENANCE</b>						
General Maintenance	0.00	12,643.47	10,600.00	-19.28%	10,600.00	(2,043.47)
Residential Mowing	0.00	16,271.72	19,000.00	14.36%	19,000.00	2,728.28
Common Area Landscaping	1,732.80	32,479.11	23,700.00	-37.04%	23,700.00	(8,779.11)
Pool Operations	0.00	8,911.25	10,000.00	10.89%	10,000.00	1,088.75
Snow Plowing	0.00	1,190.20	5,000.00	76.20%	5,000.00	3,809.80
Landscape Improvements	0.00	2,000.00	2,000.00	0.00%	2,000.00	0.00
Road Maintenance	0.00	29,949.87	28,500.00	-5.09%	28,500.00	(1,449.87)
Contingency	0.00	0.00	852.00	100.00%	852.00	852.00
<b>Total MAINTENANCE</b>	<b>1,732.80</b>	<b>103,445.62</b>	<b>99,652.00</b>	<b>-3.81%</b>	<b>99,652.00</b>	
<b>UTILITIES</b>						
Electricity - Chelan PUD	40.31	715.57	930.00	23.06%	930.00	214.43
Irrigation Water - Common Areas	0.00	4,966.97	4,290.00	-15.78%	4,290.00	(676.97)
Sewer/Water (Pool Area & Baths)	0.00	1,076.00	1,090.00	1.28%	1,090.00	14.00
Telephone	0.00	-35.50	320.00	111.09%	320.00	355.50
Contingency	0.00	0.00	150.00	100.00%	150.00	150.00
<b>Total UTILITIES</b>	<b>40.31</b>	<b>6,723.04</b>	<b>6,780.00</b>	<b>0.84%</b>	<b>6,780.00</b>	
<b>RESERVES</b>						
Income to Reserves	0.00	26,420.00	26,420.00	0.00%	26,420.00	
<b>Total RESERVES</b>	<b>0.00</b>	<b>26,420.00</b>	<b>26,420.00</b>	<b>0.00%</b>	<b>26,420.00</b>	
<b>Total EXPENSES</b>	<b>2,895.61</b>	<b>158,212.87</b>	<b>156,900.00</b>	<b>-0.84%</b>	<b>156,900.00</b>	
Pool Maintenance	0.00	7.57	0.00	0.00%	0.00	
<b>Total Operating Expense</b>	<b>2,895.61</b>	<b>158,220.44</b>	<b>156,900.00</b>	<b>-0.84%</b>	<b>156,900.00</b>	
Total Operating Income	10,075.63	149,921.33	156,900.00	-4.45%	156,900.00	
Total Operating Expense	2,895.61	158,220.44	156,900.00	-0.84%	156,900.00	
<b>NOI - Net Operating Income</b>	<b>7,180.02</b>	<b>-8,299.11</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	
<b>Other Expense</b>						
<b>Reserve Account Projects</b>						
Reserve Account Project	8,450.00	28,107.97	0.00	0.00%	0.00	
<b>Total Reserve Account Projects</b>	<b>8,450.00</b>	<b>28,107.97</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	
<b>Total Other Expense</b>	<b>8,450.00</b>	<b>28,107.97</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	
<b>Net Other Income</b>	<b>-8,450.00</b>	<b>-28,107.97</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	
Total Income	10,075.63	149,921.33	156,900.00	-4.45%	156,900.00	
Total Expense	11,345.61	186,328.41	156,900.00	-18.76%	156,900.00	
<b>Net Income</b>	<b>-1,269.98</b>	<b>-36,407.08</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	