

Annual Budget - Comparative

Exported On: 06/03/2021 10:10 AM

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

As of: May 2021

Additional Account Types: None

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Remaining
Income							
Association Dues	10,448.81	10,700.00	53,800.00	53,500.00	300.00	128,400.00	
Violation Fines	0.00	0.00	3,175.00	0.00	3,175.00	0.00	
Interest Income	12.92	0.00	29.43	0.00	29.43	0.00	
Transfer Fees	145.00	0.00	190.00	0.00	190.00	0.00	
Transfer from Village Reserves	0.00	1,000.00	14,108.82	5,000.00	9,108.82	12,000.00	
Late Fee	0.00	0.00	340.00	0.00	340.00	0.00	
Maintenance pass thru	-224.90	0.00	-178.14	0.00	-178.14	0.00	
Legal pass thru	0.00	0.00	262.50	0.00	262.50	0.00	
Total Operating Income	10,381.83	11,700.00	71,727.61	58,500.00	13,227.61	140,400.00	
Expense							
EXPENSES							
ADMINISTRATION							
Allowance for Bad Debt	0.00	83.33	0.00	416.69	416.69	1,000.00	1,000.00
Insurance - Property and D & O	0.00	371.42	0.00	1,857.10	1,857.10	4,457.00	4,457.00
License Fees	10.00	1.25	10.00	6.25	-3.75	15.00	5.00
Office Supplies and Mailings	0.00	37.50	0.00	187.50	187.50	450.00	450.00
Tax Preperation	340.00	50.00	340.00	250.00	-90.00	600.00	260.00
Taxes - Federal	0.00	6.25	0.00	31.25	31.25	75.00	75.00
Website Maintenance	0.00	37.50	209.70	187.50	-22.20	450.00	240.30
Total ADMINISTRATION	350.00	587.25	559.70	2,936.29	2,376.59	7,047.00	6,487.30
PROFESSIONAL FEES							
Audit - Annual	0.00	166.67	0.00	833.35	833.35	2,000.00	2,000.00
Legal and Collections	0.00	125.00	10.00	625.00	615.00	1,500.00	1,490.00
Accounting Service	0.00	920.83	3,440.00	4,604.19	1,164.19	11,050.00	7,610.00
Reserve Study	800.00	99.58	800.00	497.94	-302.06	1,195.00	395.00
Total PROFESSIONAL FEES	800.00	1,312.08	4,250.00	6,560.48	2,310.48	15,745.00	11,495.00
MAINTENANCE							
General Maintenance	0.00	883.33	3,475.54	4,416.69	941.15	10,600.00	7,124.46
Residential Mowing	3,790.50	1,642.58	6,006.70	8,212.94	2,206.24	19,711.00	13,704.30
Common Area Landscaping	2,343.93	875.50	11,493.48	4,377.50	-7,115.98	10,506.00	-987.48
Pool Operations	665.37	916.67	1,694.23	4,583.35	2,889.12	11,000.00	9,305.77
Snow Plowing	0.00	416.67	3,043.23	2,083.35	-959.88	5,000.00	1,956.77
Landscape Improvements	0.00	625.00	8,081.00	3,125.00	-4,956.00	7,500.00	-581.00
Contingency	0.00	46.00	0.00	230.00	230.00	552.00	552.00
Common Area Mowing	1,895.25	821.25	3,003.35	4,106.25	1,102.90	9,855.00	6,851.65
Reserve Expense (Pool and Landscape)	3,783.50	1,000.00	14,108.82	5,000.00	-9,108.82	12,000.00	-2,108.82
Total MAINTENANCE	12,478.55	7,227.00	50,906.35	36,135.08	-14,771.27	86,724.00	35,817.65
UTILITIES							
Electricity - Chelan PUD	61.89	77.50	151.74	387.50	235.76	930.00	778.26
Irrigation Water - Common Areas	0.00	187.50	2,582.85	937.50	-1,645.35	2,250.00	-332.85
Sewer/Water (Pool Area & Baths)	200.00	94.50	750.00	472.50	-277.50	1,134.00	384.00
Contingency	0.00	12.50	0.00	62.50	62.50	150.00	150.00
Total UTILITIES	261.89	372.00	3,484.59	1,860.00	-1,624.59	4,464.00	
RESERVES							
Income to Reserves	0.00	0.00	38,420.00	0.00	-38,420.00	0.00	
Total RESERVES	0.00	0.00	38,420.00	0.00	-38,420.00	0.00	
Total EXPENSES	13,890.44	9,498.33	97,620.64	47,491.85	-50,128.79	113,980.00	
Total Operating Expense	13,890.44	9,498.33	97,620.64	47,491.85	-50,128.79	113,980.00	
Total Operating Income	10,381.83	11,700.00	71,727.61	58,500.00	13,227.61	140,400.00	
Total Operating Expense	13,890.44	9,498.33	97,620.64	47,491.85	-50,128.79	113,980.00	
NOI - Net Operating Income	-3,508.61	2,201.67	-25,893.03	11,008.15	-36,901.18	26,420.00	
Total Income	10,381.83	11,700.00	71,727.61	58,500.00	13,227.61	140,400.00	
Total Expense	13,890.44	9,498.33	97,620.64	47,491.85	-50,128.79	113,980.00	
Net Income	-3,508.61	2,201.67	-25,893.03	11,008.15	-36,901.18	26,420.00	