

Village At Lake Chelan Homeowners Association  
Profit & Loss Budget Performance  
August 2021

	Budget	Jan - Aug 21	YTD Budget	Annual Budget	Remaining
<b>Ordinary Income/Expense</b>					
Income					
Escrow Verification Fee		290.00			\$ (290.00)
Fines					
Builders Fines		3,675.00			\$ (3,675.00)
Total Fines		3,675.00			\$ (3,675.00)
Homeowner Association Dues	10,700.00	90,897.45	85,600.00	128,400.00	\$ 37,502.55
Late Fee		360.00			\$ (360.00)
Total Income	10,700.00	98,397.45	85,600.00	128,400.00	\$ 30,002.55
Expense					
<b>Administration Expenses</b>					
Allowance for Bad Debt	83.34	0.00	666.68	1,000.00	\$ 1,000.00
Bank Fees		10.00			\$ (10.00)
Insurance - Property and D&O	371.42	4,237.00	2,971.36	4,457.04	\$ 220.04
License Fees	0.00	10.00	15.00	15.00	\$ 5.00
Office Supplies and Mailing	37.50	90.63	300.00	450.00	\$ 359.37
Tax Preparation	0.00	340.00	600.00	600.00	\$ 260.00
Taxes - Federal	0.00	0.00	75.00	75.00	\$ 75.00
Website Maintenance	37.50	419.40	300.00	450.00	\$ 30.60
Total Administration Expenses	529.76	5,107.03	4,928.04	7,047.04	\$ 1,940.01
<b>Maintenance</b>					
Common Area Landscaping	1,751.00	11,468.78	8,755.00	10,506.00	\$ (962.78)
Common Area Mowing	1,642.50	6,597.25	8,212.50	9,855.00	\$ 3,257.75
Contingency	0.00	162.45	552.00	552.00	\$ 389.55
General Maintenance	883.34	4,571.19	7,066.67	10,600.00	\$ 6,028.81
Landscape Improvements	0.00	12,562.80	7,500.00	7,500.00	\$ (5,062.80)
Pool Operations		10,623.34			
Pool Pump Replacement		6,534.82			
Residential Mowing	3,285.17	12,829.60	16,425.83	19,711.00	\$ 6,881.40
Snow Plowing	0.00	3,043.23	3,333.34	5,000.00	\$ 1,956.77
Total Maintenance	7,562.01	68,393.46	51,845.34	63,724.00	\$ (4,669.46)
<b>Professional Fees</b>					
Accounting Service	920.84	5,194.15	7,366.68	11,050.00	\$ 5,855.85
Audit Annual	0.00	0.00	2,000.00	2,000.00	\$ 2,000.00
Legal & Collections	125.00	10.00	1,000.00	1,500.00	\$ 1,490.00
Reserve Study Level 3	0.00	800.00	1,195.00	1,195.00	\$ 395.00
Total Professional Fees	1,045.84	6,004.15	11,561.68	15,745.00	\$ 9,740.85
<b>Utilities</b>					
Contingency Utilities	0.00	0.00	150.00	150.00	\$ 150.00
Electricity	77.50	533.69	620.00	930.00	\$ 396.31
Irrigation Water	0.00	2,582.85	2,250.00	2,250.00	\$ (332.85)
Sewer/Water	94.50	765.00	756.00	1,134.00	\$ 369.00
Total Utilities	172.00	3,881.54	3,776.00	4,464.00	\$ 582.46
Total Expense	9,309.61	83,386.18	72,111.06	90,980.04	\$ 7,593.86
Net Ordinary Income	1,390.39	15,011.27	13,488.94	37,419.96	\$ 22,408.69
Other Income/Expense					
Interest Income				48.62	
Total Other Income				48.62	
Net Other Income				48.62	
Net Income	1,390.39	15,059.89	13,488.94	37,419.96	\$ 22,360.07