

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

	<u>Dec 21</u>	<u>Budget</u>	<u>Jan - Dec 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>	<u>Remaining</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
Escrow Verification Fee	0.00		635.00			-635.00
<b>Fines</b>						
Builder's Fines	0.00		4,000.00			-4,000.00
Noise Violation Fee	0.00		0.00			
<b>Total Fines</b>	<u>0.00</u>		<u>4,000.00</u>			
Homeowner Association Dues	9,860.00	10,700.00	129,797.45	128,400.00	128,400.00	
Late Fee	60.00		660.00			
Yard Maintenance Fee	0.00		3,175.00			
<b>Total Income</b>	<u>9,920.00</u>	<u>10,700.00</u>	<u>138,267.45</u>	<u>128,400.00</u>	<u>128,400.00</u>	
<b>Expense</b>						
<b>Administration Expenses</b>						
Allowance for Bad Debt	0.00	83.33	0.00	1,000.00	1,000.00	1,000.00
Bank Fees	0.00		12.00			-12.00
Insurance - Property and D&O	0.00	371.42	4,237.00	4,457.04	4,457.04	220.04
License Fees	0.00	0.00	10.00	15.00	15.00	5.00
Office Supplies and Mailing	0.00	37.50	90.63	450.00	450.00	359.37
Tax Preparation	0.00	0.00	340.00	600.00	600.00	260.00
Taxes - Federal	0.00	0.00	0.00	75.00	75.00	75.00
Website Maintenance	0.00	37.50	419.40	450.00	450.00	30.60
<b>Total Administration Expenses</b>	<u>0.00</u>	<u>529.75</u>	<u>5,109.03</u>	<u>7,047.04</u>	<u>7,047.04</u>	1,938.01
Transfer from Operating Savings	0.00		27,354.72			-27,354.72
<b>Maintenance</b>						
Common Area Landscaping	14,411.48	0.00	39,597.63	10,506.00	10,506.00	-29,091.63
Common Area Mowing	0.00	0.00	8,871.55	9,855.00	9,855.00	983.45
Contingency	0.00	0.00	162.45	552.00	552.00	389.55
General Maintenance	0.00	883.33	5,625.15	10,600.00	10,600.00	4,974.85
Homeowners Yard Maintenance	0.00		0.00			
Landscape Improvements	0.00	0.00	12,611.05	7,500.00	7,500.00	-5,111.05
Pool Operations	0.00	916.67	14,381.68	11,000.00	11,000.00	-3,381.68
Pool Pump Replacement	0.00	0.00	6,534.82	12,000.00	12,000.00	5,465.18
Residential Mowing	0.00	0.00	17,378.20	19,711.00	19,711.00	2,332.80
Snow Plowing	649.80	1,666.66	3,693.03	5,000.00	5,000.00	1,306.97
<b>Total Maintenance</b>	<u>15,061.28</u>	<u>3,466.66</u>	<u>108,855.56</u>	<u>86,724.00</u>	<u>86,724.00</u>	-22,131.56
<b>Professional Fees</b>						
Accounting Service	350.00	920.83	6,627.00	11,050.00	11,050.00	4,423.00
Audit Annual	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
Legal & Collections	0.00	125.00	10.00	1,500.00	1,500.00	1,490.00
Reserve Study Level 3	0.00	0.00	800.00	1,195.00	1,195.00	395.00
<b>Total Professional Fees</b>	<u>350.00</u>	<u>1,045.83</u>	<u>7,437.00</u>	<u>15,745.00</u>	<u>15,745.00</u>	8,308.00
<b>Utilities</b>						
Contingency Utilities	0.00	0.00	0.00	150.00	150.00	150.00
Electricity	19.51	77.50	834.37	930.00	930.00	95.63
Irrigation Water	0.00	0.00	2,582.85	2,250.00	2,250.00	-332.85
Sewer/Water	0.00	94.50	1,165.00	1,134.00	1,134.00	-31.00
<b>Total Utilities</b>	<u>19.51</u>	<u>172.00</u>	<u>4,582.22</u>	<u>4,464.00</u>	<u>4,464.00</u>	
<b>Total Expense</b>	<u>15,430.79</u>	<u>5,214.24</u>	<u>153,338.53</u>	<u>113,980.04</u>	<u>113,980.04</u>	
<b>Net Ordinary Income</b>	<u>-5,510.79</u>	<u>5,485.76</u>	<u>-15,071.08</u>	<u>14,419.96</u>	<u>14,419.96</u>	
<b>Other Income/Expense</b>						
<b>Other Income</b>						
Interest Income	4.89		71.32			
<b>Other Income</b>						
Plan Check Fees	0.00		700.00			
<b>Total Other Income</b>	<u>0.00</u>		<u>700.00</u>			
<b>Total Other Income</b>	<u>4.89</u>		<u>771.32</u>			
<b>Net Other Income</b>	<u>4.89</u>		<u>771.32</u>			
<b>Net Income</b>	<u><b>-5,505.90</b></u>	<u><b>5,485.76</b></u>	<u><b>-14,299.76</b></u>	<u><b>14,419.96</b></u>	<u><b>14,419.96</b></u>	

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 01/14/22  
 Cash Basis

**Village At Lake Chelan Homeowners Association**  
**Trial Balance**  
 As of December 31, 2021

	Dec 31, 21	
	Debit	Credit
Contractor's Reserve #4874	3,300.00	
North Cascades - Capital Res	112,216.43	
North Cascades Checking 9866	68,659.23	
Operating Savings 6856	5,191.74	
Accounts Receivable		8,897.55
*Undeposited Funds	0.00	
Accounts Payable	0.00	
Contractor's Deposit Account		3,300.00
Opening Balance Equity	44,490.51	
Retained Earnings		235,960.12
Escrow Verification Fee		635.00
Fines:Builder's Fines		4,000.00
Fines:Noise Violation Fee	0.00	
Homeowner Association Dues		129,797.45
Late Fee		660.00
Yard Maintenance Fee		3,175.00
Administration Expenses:Bank Fees	12.00	
Administration Expenses:Insurance - Property and D&O	4,237.00	
Administration Expenses:License Fees	10.00	
Administration Expenses:Office Supplies and Mailing	90.63	
Administration Expenses:Tax Preparation	340.00	
Administration Expenses:Website Maintenance	419.40	
Capital Reserve Expenditures	27,354.72	
Maintenance:Common Area Landscaping	39,597.63	
Maintenance:Common Area Mowing	8,871.55	
Maintenance:Contingency	162.45	
Maintenance:General Maintenance	5,625.15	
Maintenance:Homeowners Yard Maintenance	0.00	
Maintenance:Landscape Improvements	12,611.05	
Maintenance:Pool Operations	14,381.68	
Maintenance:Pool Pump Replacement	6,534.82	
Maintenance:Residential Mowing	17,378.20	
Maintenance:Snow Plowing	3,693.03	
Professional Fees:Accounting Service	6,627.00	
Professional Fees:Legal & Collections	10.00	
Professional Fees:Reserve Study Level 3	800.00	
Utilities:Electricity	834.37	
Utilities:Irrigation Water	2,582.85	
Utilities:Sewer/Water	1,165.00	
Interest Income		71.32
Other Income:Plan Check Fees		700.00
<b>TOTAL</b>	<b><u>387,196.44</u></b>	<b><u>387,196.44</u></b>