

Village At Lake Chelan Homeowners Association
Profit & Loss Budget Performance
May 2022

	May 22	Budget	Jan -May 22	YTD Budget	Annual Budget	Remaining
Ordinary Income/Expense						
Income						
Escrow Verification Fee	0.00	0.00	200.00	0.00	0.00	
Fines						
Builder's Fines	0.00	0.00	0.00	0.00	0.00	
Noise Violation Fee	0.00	0.00	0.00	0.00	0.00	
Total Fines	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Homeowner Association Dues	10,158.00	10,700.00	52,105.00	53,500.00	128,400.00	
Late Fee	0.00	0.00	120.00	0.00	0.00	
Yard Maintenance Fee	0.00	0.00	0.00	0.00	0.00	
Total Income	<u>10,158.00</u>	<u>10,700.00</u>	<u>52,425.00</u>	<u>53,500.00</u>	<u>128,400.00</u>	
Expense						
Administration Expenses						
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00
Insurance - Property and D&O	0.00	0.00	0.00	0.00	4,547.00	4,547.00
License Fees	20.00	15.00	20.00	15.00	15.00	0.00
Office Supplies and Mailing	0.00	37.50	0.00	187.50	450.00	262.50
Taxes - Federal	0.00	0.00	0.00	0.00	50.00	50.00
Website Maintenance	0.00	41.67	239.70	208.31	500.00	291.69
Total Administration Expenses	<u>20.00</u>	<u>94.17</u>	<u>259.70</u>	<u>410.81</u>	<u>5,562.00</u>	<u>5,151.19</u>
Allowance for Bad Debt	0.00	83.33	0.00	416.69	1,000.00	583.31
Capital Reserve Expenditures	0.00	0.00	0.00	40,000.00	40,000.00	0.00
Maintenance						
Common Area Landscaping	1,089.99	929.58	11,198.83	4,647.94	11,155.00	6,507.06
Common Area Mowing	1,732.80	821.25	3,844.65	4,106.25	9,855.00	5,748.75
Contingency	162.45	217.25	162.45	1,086.25	2,607.00	1,520.75
General Maintenance	86.64	875.00	4,858.44	4,375.00	10,500.00	6,125.00
Homeowners Yard Maintenance	0.00	0.00	0.00	303.24	0.00	(303.24)
Landscape Improvements	0.00	0.00	0.00	12,562.80	12,611.05	48.25
Pool Operations	676.88	833.33	1,624.56	4,166.69	10,000.00	5,833.31
Pool Pump Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Residential Mowing	3,032.40	2,815.86	5,306.70	5,631.70	19,711.00	14,079.30
Snow Plowing	0.00	0.00	1,299.60	3,333.33	5,000.00	1,666.67
Total Maintenance	<u>6,781.16</u>	<u>6,492.27</u>	<u>28,295.23</u>	<u>40,213.20</u>	<u>81,439.05</u>	<u>41,225.85</u>
Professional Fees						
Accounting Service	350.00	500.00	1,750.00	2,500.00	6,000.00	3,500.00
Audit Annual	0.00	6,000.00	0.00	6,000.00	6,000.00	0.00
Legal & Collections	2,840.00	125.00	2,897.51	625.00	1,500.00	875.00
Reserve Study Level 3	0.00	0.00	0.00	0.00	0.00	0.00
Tax Preparation	0.00	300.00	200.00	300.00	300.00	0.00
Total Professional Fees	<u>3,190.00</u>	<u>6,925.00</u>	<u>4,847.51</u>	<u>9,425.00</u>	<u>13,800.00</u>	<u>4,375.00</u>
Utilities						
Contingency Utilities	0.00	400.00	0.00	400.00	400.00	0.00
Electricity	52.40	77.50	113.01	387.50	930.00	542.50
Irrigation Water	0.00	0.00	0.00	2,800.00	2,800.00	0.00
Sewer/Water	205.00	104.17	3,192.85	520.85	1,250.04	729.19
Total Utilities	<u>257.40</u>	<u>581.67</u>	<u>3,305.86</u>	<u>4,108.35</u>	<u>5,380.04</u>	<u>1,271.69</u>
Total Expense	<u>10,248.56</u>	<u>14,176.44</u>	<u>36,708.30</u>	<u>94,574.05</u>	<u>147,181.09</u>	<u>52,607.04</u>
Net Ordinary Income	<u>-90.56</u>	<u>-3,476.44</u>	<u>15,716.70</u>	<u>-41,074.05</u>	<u>-18,781.09</u>	<u>22,292.96</u>
Other Income/Expense						
Other Income						
Interest Income	0.04	6.05	19.85	25.13	71.32	46.19
Other Income						
Plan Check Fees	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	<u>0.04</u>	<u>6.05</u>	<u>19.85</u>	<u>25.13</u>	<u>71.32</u>	<u>46.19</u>
Total Other Income	<u>0.04</u>	<u>6.05</u>	<u>19.85</u>	<u>25.13</u>	<u>71.32</u>	<u>46.19</u>
Net Other Income	<u>0.04</u>	<u>6.05</u>	<u>19.85</u>	<u>25.13</u>	<u>71.32</u>	<u>46.19</u>
Net Income	<u><u>-90.52</u></u>	<u><u>-3,470.39</u></u>	<u><u>15,736.55</u></u>	<u><u>-41,048.92</u></u>	<u><u>-18,709.77</u></u>	<u><u>22,339.15</u></u>

Village At Lake Chelan Homeowners Association
Balance Sheet
As of June 5, 2022

	<u>Jun 5, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Contractor's Reserve #4874	5,300.00
North Cascades - Capital Res	138,656.11
North Cascades Checking 9866	62,795.48
Operating Savings 6856	5,191.91
Total Checking/Savings	<u>211,943.50</u>
Accounts Receivable	
Accounts Receivable	-11,737.10
Total Accounts Receivable	<u>-11,737.10</u>
Other Current Assets	
*Undeposited Funds	1,800.00
Total Other Current Assets	<u>1,800.00</u>
Total Current Assets	<u>202,006.40</u>
TOTAL ASSETS	<u><u>202,006.40</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Contractor's Deposit Account	5,300.00
Total Other Current Liabilities	<u>5,300.00</u>
Total Current Liabilities	<u>5,300.00</u>
Total Liabilities	5,300.00
Equity	
Opening Balance Equity	-44,490.51
Retained Earnings	221,660.36
Net Income	19,536.55
Total Equity	<u>196,706.40</u>
TOTAL LIABILITIES & EQUITY	<u><u>202,006.40</u></u>