

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

	Aug 22	Budget	Jan - Aug 2 YTD	Budget, Annual	Budget	Remaining
Ordinary Income/Expense						
Income						
Escrow Verification Fee	300.00	0.00	500.00	0.00	0.00	
Fines						
Builder's Fines	0.00	0.00	125.00	0.00	0.00	
Noise Violation Fee	0.00	0.00	0.00	0.00	0.00	
Fines - Other	20.00		20.00			
Total Fines	20.00	0.00	145.00	0.00	0.00	
Homeowner Association Dues	10,538.10	10,700.00	85,294.04	85,600.00	128,400.00	
Late Fee	120.00	0.00	440.00	0.00	0.00	
Yard Maintenance Fine	75.00	0.00	175.00	0.00	0.00	
Total Income	11,053.10	10,700.00	86,554.04	85,600.00	128,400.00	
Expense						
Administration Expenses						
Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00
Insurance - Property and D&O	1,811.00	3,134.00	5,231.00	4,547.00	4,547.00	(684.00)
License Fees	0.00	0.00	20.00	15.00	15.00	(5.00)
Office Supplies and Mailing	0.00	37.50	18.98	300.00	450.00	431.02
Taxes - Federal	0.00	0.00	0.00	50.00	50.00	50.00
Website Maintenance	239.70	41.67	479.40	333.32	500.00	20.60
Total Administration Expenses	2,050.70	3,213.17	5,749.38	5,245.32	5,562.00	(187.38)
Allowance for Bad Debt	0.00	83.33	0.00	666.68	1,000.00	1,000.00
Architect/Engineering	0.00		250.00			(250.00)
Capital Reserve Expenditures	2,485.49	0.00	8,061.87	40,000.00	40,000.00	31,938.13
Maintenance						0.00
Common Area Landscaping	389.88	929.58	13,395.54	7,436.68	11,155.00	(2,240.54)
Common Area Mowing	1,732.80	821.25	7,743.45	6,570.00	9,855.00	2,111.55
Contingency	-324.90	217.25	0.00	1,738.00	2,607.00	2,607.00
General Maintenance	69.07	875.00	3,676.31	7,000.00	10,500.00	6,823.69
Homeowners Yard Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Landscape Improvements	0.00	0.00	0.00	12,562.80	12,611.05	12,611.05
Pool Operations	470.86	833.33	3,026.27	6,666.68	10,000.00	6,973.73
Pool Pump Replacement	0.00	0.00	0.00	0.00	0.00	0.00
Residential Mowing	3,032.40	2,815.86	12,129.60	14,079.28	19,711.00	7,581.40
Snow Plowing	0.00	0.00	1,299.60	3,333.33	5,000.00	3,700.40
Total Maintenance	5,370.11	6,492.27	41,270.77	59,386.77	81,439.05	40,168.28
Professional Fees						0.00
Accounting Service	350.00	500.00	2,800.00	4,000.00	6,000.00	3,200.00
Audit Annual	0.00	0.00	0.00	6,000.00	6,000.00	6,000.00
Legal & Collections	0.00	125.00	3,057.51	1,000.00	1,500.00	(1,557.51)
Reserve Study Level 3	0.00	0.00	0.00	0.00	0.00	0.00
Tax Preparation	0.00	0.00	200.00	300.00	300.00	100.00
Total Professional Fees	350.00	625.00	6,057.51	11,300.00	13,800.00	7,742.49
Utilities						0.00
Contingency Utilities	0.00	0.00	0.00	400.00	400.00	400.00
Electricity	270.22	77.50	531.89	620.00	930.00	398.11
Irrigation Water	0.00	0.00	2,582.85	2,800.00	2,800.00	217.15
Sewer/Water	0.00	104.17	815.00	833.36	1,250.04	435.04
Total Utilities	270.22	181.67	3,929.74	4,653.36	5,380.04	1,450.30
Total Expense	10,526.52	10,595.44	65,319.27	121,252.13	147,181.09	81,861.82
Net Ordinary Income	526.58	104.56	21,234.77	-35,652.13	-18,781.09	(40,015.86)
Other Income/Expense						0.00
Other Income						0.00
Interest Income	4.55	10.56	38.24	48.62	71.32	33.08
Other Income						0.00
Legal Fees	0.00		3,000.00			(3,000.00)
Plan Check Fees	0.00	0.00	0.00	0.00	0.00	0.00
Other Income - Other	0.00		20.00			(20.00)
Total Other Income	0.00	0.00	3,020.00	0.00	0.00	(3,020.00)
Total Other Income	4.55	10.56	3,058.24	48.62	71.32	
Net Other Income	4.55	10.56	3,058.24	48.62	71.32	
Net Income	531.13	115.12	24,293.01	-35,603.51	-18,709.77	

Village At Lake Chelan Homeowners Association
Balance Sheet
As of August 31, 2022

	<u>Aug 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Contractor's Reserve #4874	4,300.00
North Cascades - Capital Res	131,138.33
North Cascades Checking 9866	71,135.71
Operating Savings 6856	5,192.08
Total Checking/Savings	<u>211,766.12</u>
Accounts Receivable	
Accounts Receivable	-6,503.26
Total Accounts Receivable	<u>-6,503.26</u>
Other Current Assets	
*Undeposited Funds	1,000.00
Total Other Current Assets	<u>1,000.00</u>
Total Current Assets	<u>206,262.86</u>
TOTAL ASSETS	<u><u>206,262.86</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Contractor's Deposit Account	4,800.00
Total Other Current Liabilities	<u>4,800.00</u>
Total Current Liabilities	<u>4,800.00</u>
Total Liabilities	4,800.00
Equity	
Opening Balance Equity	-44,490.51
Retained Earnings	221,660.36
Net Income	24,293.01
Total Equity	<u>201,462.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>206,262.86</u></u>