

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

	Dec 22	Budget	Jan - Dec 22	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Escrow Verification Fee	0.00	0.00	600.00	0.00	0.00
<b>Fines</b>					
Builder's Fines	0.00	0.00	125.00	0.00	0.00
Homeowner's Fines	0.00	0.00	0.00	0.00	0.00
Yard Maintenance Fine	0.00	0.00	325.00	0.00	0.00
Fines - Other	0.00		40.00		
<b>Total Fines</b>	0.00	0.00	490.00	0.00	0.00
Homeowner Association Dues	12,262.00	10,700.00	128,935.74	128,400.00	128,400.00
Late Fee	40.00	0.00	657.00	0.00	0.00
<b>Total Income</b>	12,302.00	10,700.00	130,682.74	128,400.00	128,400.00
<b>Expense</b>					
Administration Expenses					0.00
Bank Fees	0.00	0.00	2.00	0.00	0.00
Insurance - Property and D&O	0.00	0.00	5,231.00	4,547.00	4,547.00
License Fees	0.00	0.00	20.00	15.00	15.00
Office Supplies and Mailing	0.00	37.50	310.50	450.00	450.00
Taxes - Federal	0.00	0.00	0.00	50.00	50.00
Website Maintenance	0.00	41.67	479.40	500.00	500.00
<b>Total Administration Expenses</b>	0.00	79.17	6,042.90	5,562.00	5,562.00
Allowance for Bad Debt	0.00	83.33	0.00	1,000.00	1,000.00
Architect/Engineering	0.00		250.00		
Capital Reserve Expenditures	0.00	0.00	8,061.87	40,000.00	40,000.00
<b>Maintenance</b>					
Common Area Landscaping	0.00	929.58	14,960.46	11,155.00	11,155.00
Common Area Mowing	0.00	821.25	11,209.05	9,855.00	9,855.00
Contingency	0.00	217.25	-325.05	2,607.00	2,607.00
General Maintenance	20.24	875.00	5,114.77	10,500.00	10,500.00
Homeowners Yard Maint In/Out	0.00	0.00	0.00	0.00	0.00
Landscape Improvements	0.00	0.00	0.00	12,611.05	12,611.05
Pool Operations	0.00	833.33	8,187.45	10,000.00	10,000.00
Pool Pump Replacement	0.00	0.00	0.00	0.00	0.00
Residential Mowing	0.00	0.00	19,710.60	19,711.00	19,711.00
Snow Plowing	682.29	1,666.67	1,981.89	5,000.00	5,000.00
<b>Total Maintenance</b>	702.53	5,343.08	60,839.17	81,439.05	81,439.05
<b>Professional Fees</b>					
Accounting Service	350.00	500.00	4,200.00	6,000.00	6,000.00
Audit Annual	0.00	0.00	0.00	6,000.00	6,000.00
Legal & Collections	0.00	125.00	3,057.51	1,500.00	1,500.00
Reserve Study Level 3	0.00	0.00	0.00	0.00	0.00
Tax Preparation	0.00	0.00	200.00	300.00	300.00
<b>Total Professional Fees</b>	350.00	625.00	7,457.51	13,800.00	13,800.00
<b>Utilities</b>					

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Contingency Utilities	0.00	0.00	0.00	400.00	400.00
Electricity	21.70	77.50	760.20	930.00	930.00
Irrigation Water	0.00	0.00	2,582.85	2,800.00	2,800.00
Sewer/Water	0.00	104.17	1,225.00	1,250.04	1,250.04
<b>Total Utilities</b>	<b>21.70</b>	<b>181.67</b>	<b>4,568.05</b>	<b>5,380.04</b>	<b>5,380.04</b>
<b>Total Expense</b>	<b>1,074.23</b>	<b>6,312.25</b>	<b>87,219.50</b>	<b>147,181.09</b>	<b>147,181.09</b>
<b>Net Ordinary Income</b>	<b>11,227.77</b>	<b>4,387.75</b>	<b>43,463.24</b>	<b>-18,781.09</b>	<b>-18,781.09</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income	6.49	4.89	57.94	71.32	71.32
<b>Other Income</b>					
Legal Fees	0.00		3,000.00		
Plan Check Fees	0.00	0.00	0.00	0.00	0.00
Other Income - Other	0.00		20.00		
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>3,020.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Income</b>	<b>6.49</b>	<b>4.89</b>	<b>3,077.94</b>	<b>71.32</b>	<b>71.32</b>
<b>Net Other Income</b>	<b>6.49</b>	<b>4.89</b>	<b>3,077.94</b>	<b>71.32</b>	<b>71.32</b>
<b>Net Income</b>	<b>11,234.26</b>	<b>4,392.64</b>	<b>46,541.18</b>	<b>-18,709.77</b>	<b>-18,709.77</b>

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

	<u>Dec 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Contractor's Reserve #4874	4,300.00
North Cascades - Capital Res	131,157.84
North Cascades Checking 9866	99,507.18
Operating Savings 6856	5,192.27
<b>Total Checking/Savings</b>	<u>240,157.29</u>
Accounts Receivable	
Accounts Receivable	-11,646.26
<b>Total Accounts Receivable</b>	<u>-11,646.26</u>
<b>Total Current Assets</b>	<u>228,511.03</u>
<b>TOTAL ASSETS</b>	<u><b>228,511.03</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Contractor's Deposit Account	4,800.00
<b>Total Other Current Liabilities</b>	<u>4,800.00</u>
<b>Total Current Liabilities</b>	<u>4,800.00</u>
<b>Total Liabilities</b>	4,800.00
Equity	
Opening Balance Equity	-44,490.51
Retained Earnings	221,660.36
Net Income	46,541.18
<b>Total Equity</b>	<u>223,711.03</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>228,511.03</b></u>