

**Village At Lake Chelan Homeowners Association**  
**Profit & Loss Budget Performance**  
January through August 2023

			Jan - Aug 23	YTD Budget	Annual Budget	Remaining
<b>Ordinary Income/Expense</b>						
	<b>Income</b>					
	Escrow Verification Fee		100.00	0.00	0.00	
	<b>Fines</b>					
	Builder's Fines		0.00	0.00	0.00	
	Homeowner's Fines		0.00	0.00	0.00	
	Parking Violation		50.00			
	Yard Maintenance Fine		0.00	0.00	0.00	
	Fines - Other		20.00			
	<b>Total Fines</b>		<b>70.00</b>	<b>0.00</b>	<b>0.00</b>	
	Homeowner Association Dues		99,063.00	98,440.00	147,660.00	
	Late Fee		540.00	0.00	0.00	
	<b>Total Income</b>		<b>99,773.00</b>	<b>98,440.00</b>	<b>147,660.00</b>	
	<b>Expense</b>					
	<b>Administration Expenses</b>					
	Bank Fees		0.00	0.00	0.00	0.00
	Insurance - Property and D&O		5,868.00	5,755.00	5,755.00	(113.00)
	License Fees		92.03	15.00	15.00	(77.03)
	Office Supplies and Mailing		322.15	300.00	450.00	127.85
	Taxes - Federal		0.00	50.00	50.00	50.00
	Website Maintenance		479.40	350.00	525.00	45.60
	<b>Total Administration Expenses</b>		<b>6,761.58</b>	<b>6,470.00</b>	<b>6,795.00</b>	
	<b>Maintenance</b>					
	Common Area Landscaping		11,738.15	9,675.32	14,513.00	2,774.85
	Common Area Mowing		6,904.13	6,648.89	11,968.00	5,063.87
	Contingency		0.00	350.00	350.00	350.00
	Fence Repair		-3,768.65			3,768.65
	General Maintenance		4,132.93	9,960.00	14,940.00	10,807.07
	Homeowners Yard Maint In/Out		0.00	0.00	0.00	0.00
	Landscape Improvements		0.00	5,000.00	5,000.00	5,000.00
	Pool Operations		13,913.33	11,400.00	19,000.00	5,086.67
	Residential Mowing		11,777.63	11,341.68	20,415.00	8,637.37
	Snow Plowing		3,150.20	4,000.00	6,000.00	2,849.80
	<b>Total Maintenance</b>		<b>47,847.72</b>	<b>58,375.89</b>	<b>92,186.00</b>	
	<b>Professional Fees</b>					
	Accounting Service		2,800.00	2,800.00	4,200.00	1,400.00
	Audit Annual		0.00	7,000.00	7,000.00	7,000.00
	Legal & Collections		0.00	1,000.00	1,500.00	1,500.00
	Reserve Study Level 3		4,200.00	0.00	0.00	(4,200.00)
	Tax Preparation		200.00	300.00	300.00	100.00
	<b>Total Professional Fees</b>		<b>7,200.00</b>	<b>11,100.00</b>	<b>13,000.00</b>	
	<b>Utilities</b>					
	Contingency Utilities		0.00	200.00	200.00	200.00
	Electricity		497.14	666.68	1,000.00	502.86

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	Irrigation Water	2,634.53	2,800.00	2,800.00	165.47
	Sewer/Water	851.50	900.00	1,350.00	498.50
	<b>Total Utilities</b>	<b>3,983.17</b>	<b>4,566.68</b>	<b>5,350.00</b>	
	<b>Total Expense</b>	<b>65,792.47</b>	<b>81,179.25</b>	<b>118,331.00</b>	
	<b>Net Ordinary Income</b>	<b>33,980.53</b>	<b>17,260.75</b>	<b>29,329.00</b>	
	<b>Other Income/Expense</b>				
	<b>Other Income</b>				
	Interest Income	138.26	48.62	71.32	
	Other Income				
	Building Plan Review Fees	500.00	0.00	700.00	
	<b>Total Other Income</b>	<b>500.00</b>	<b>0.00</b>	<b>700.00</b>	
	<b>Total Other Income</b>	<b>638.26</b>	<b>48.62</b>	<b>771.32</b>	
	<b>Net Other Income</b>	<b>638.26</b>	<b>48.62</b>	<b>771.32</b>	
	<b>Net Income</b>	<b>34,618.79</b>	<b>17,309.37</b>	<b>30,100.32</b>	