

Village At Lake Chelan Homeowners Association
Profit & Loss Budget Performance
January 1 through November 27, 2023

			Jan 1 - Nov 27, 23	YTD Budget	Annual Budget	Remaining	Notes
Ordinary Income/Expense							
	Income						
	Escrow Verification Fee		200.00	0.00	0.00		
	Fines						
	Builder's Fines		0.00	0.00	0.00		
	Homeowner's Fines		0.00	0.00	0.00		
	Parking Violation		75.00	0.00			
	Yard Maintenance Fine		0.00	0.00	0.00		
	Fines - Other		20.00	0.00			
	Total Fines		95.00	0.00	0.00		
	Homeowner Association Dues		135,293.00	134,124.50	147,660.00		
	Late Fee		900.00	0.00	0.00		
	Total Income		136,488.00	134,124.50	147,660.00		
	Expense						
	Administration Expenses						
	Accountant Fees		0.00	0.00		0.00	
	Advertising		0.00	0.00		0.00	
	Allowance for Bad Debt		0.00	0.00		0.00	
	Bank Fees		30.00	0.00	0.00	(30.00)	Statement Research Fee
	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)	Go Daddy paid every 3 years
	Office Supplies and Mailing		830.33	450.00	450.00	(380.33)	Overage due to extra Audit Waiver mailing and internet costs
	Taxes - Federal		0.00	50.00	50.00	50.00	
	Website Maintenance		479.40	476.88	525.00	45.60	
	Administration Expenses - Other		0.00	0.00		0.00	
	Total Administration Expenses		7,299.76	6,746.88	6,795.00		
	Allowance for Bad Debt		0.00	908.34	1,000.00	1,000.00	
	Maintenance						
	Common Area Landscaping		12,144.27	13,182.64	14,513.00	2,368.73	
	Common Area Mowing		11,967.17	10,505.25	11,968.00	0.83	
	Contingency		200.00	350.00	350.00	150.00	
	Fence Repair		-1,000.00	0.00		1,000.00	
	General Maintenance		8,757.90	13,570.50	14,940.00	6,182.10	
	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	
	Pavement Repair		20,000.00	0.00		(20,000.00)	Transferred from Reserve Account
	Pool Electrical Repair		259.58	0.00		(259.58)	Part of pool operations
	Pool Operations		24,281.30	16,910.00	19,000.00	(5,281.30)	Paid a \$7,100 deposit to order replacement equip for pool.
	Pool Pump Replacement		0.00	0.00	0.00	0.00	
	Residential Mowing		20,414.56	17,919.84	20,415.00	0.44	
	Snow Plowing		3,233.58	4,000.00	6,000.00	2,766.42	
	Maintenance - Other		0.00	0.00		0.00	
	Total Maintenance		100,258.36	81,438.23	92,186.00		
	Professional Fees						
	Accounting Service		3,850.00	3,815.00	4,200.00	350.00	
	Audit Annual		0.00	7,000.00	7,000.00	7,000.00	
	Legal & Collections		0.00	1,362.50	1,500.00	1,500.00	
	Management Fees		0.00	0.00		0.00	
	Reserve Study Level 3		4,200.00	0.00	0.00	(4,200.00)	
	Tax Preparation		200.00	300.00	300.00	100.00	
	Total Professional Fees		8,250.00	12,477.50	13,000.00		
	Utilities						
	Contingency Utilities		0.00	200.00	200.00	200.00	
	Electricity		640.25	908.34	1,000.00	359.75	
	Garbage		0.00	0.00		0.00	
	Irrigation Water		2,634.53	2,800.00	2,800.00	165.47	
	Sewer/Water		1,282.50	1,327.50	1,350.00	67.50	
	Telephone		0.00	0.00		0.00	
	Utilities - Other		0.00	0.00		0.00	
	Total Utilities		4,557.28	5,235.84	5,350.00		
	Total Expense		120,365.40	106,806.79	118,331.00		
	Net Ordinary Income		16,122.60	27,317.71	29,329.00		
	Other Income/Expense						
	Other Income						
	Interest Income		245.57	65.90	71.32		
	Other Income						
	Balance Inquiry Fees		0.00	0.00			
	Building Plan Review Fees		500.00	700.00	700.00		
	Total Other Income		500.00	700.00	700.00		
	Total Other Income		745.57	765.90	771.32		
	Net Other Income		745.57	765.90	771.32		
	Net Income		16,868.17	28,083.61	30,100.32		