

Village At Lake Chelan Homeowners Association
Profit & Loss Budget Performance
January through February 2024

	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Budget	Remaining	
Ordinary Income/Expense						
Income						
Escrow Verification Fee	0.00	0.00	0.00	0.00		
Fines						
Builder's Fines	0.00	0.00	0.00	0.00		
Yard Maintenance Fine	0.00	0.00	0.00	0.00		
Fines - Other	0.00	0.00	0.00	0.00		
Total Fines	0.00	0.00	0.00	0.00		
Homeowner Association Dues	24,576.26	27,820.00	-3,243.74	166,920.00		
Late Fee	220.00	0.00	220.00	0.00		
Total Income	24,796.26	27,820.00	-3,023.74	166,920.00		
Expense						
Administration Expenses						
Bank Fees	0.00	0.00	0.00	0.00	0.00	
Insurance - Property and D&O	0.00	0.00	0.00	5,847.00	5,847.00	
License Fees	0.00	0.00	0.00	25.00	25.00	
Office Supplies and Mailing	60.94	358.50	-297.56	1,434.00	1,373.06	
Taxes - Federal	62.00	0.00	62.00	50.00	(12.00)	Taxes based on interest income
Website Maintenance	239.70	87.50	152.20	525.00	285.30	
Total Administration Expenses	362.64	446.00	-83.36	7,881.00		
Allowance for Bad Debt	0.00	166.67	-166.67	1,000.00	1,000.00	
Architect/Engineering	0.00	0.00	0.00	0.00	0.00	
Capital Reserve Expenditures	0.00	0.00	0.00	0.00	0.00	
Maintenance						
Common Area Landscaping	3,952.95	0.00	3,952.95	10,132.00	6,179.05	
Common Area Mowing	0.00	0.00	0.00	12,672.00	12,672.00	
Contingency	0.00	3,900.00	-3,900.00	3,900.00	3,900.00	
General Maintenance	0.00	0.00	0.00	10,148.00	10,148.00	
Landscape Improvements	0.00	0.00	0.00	5,000.00	5,000.00	
Pavement Repair	0.00	0.00	0.00	23,826.00	23,826.00	
Pool Repair	9,288.49	0.00	9,288.49	7,088.00	(2,200.49)	From Reserve Account
Pool Operations	125.96	0.00	125.96	22,500.00	22,374.04	
Residential Mowing	0.00	0.00	0.00	21,119.00	21,119.00	
Snow Plowing	2,572.13	4,000.00	-1,427.87	6,000.00	3,427.87	
Total Maintenance	15,939.53	7,900.00	8,039.53	122,385.00		
Professional Fees						
Accounting Service	700.00	700.00	0.00	4,200.00	3,500.00	
Legal & Collections	0.00	750.00	-750.00	1,500.00	1,500.00	
Reserve Study Level 3	0.00	0.00	0.00	1,100.00	1,100.00	
Tax Preparation	200.00	300.00	-100.00	300.00	100.00	
Total Professional Fees	900.00	1,750.00	-850.00	7,100.00		
Utilities						
Contingency Utilities	0.00	453.00	-453.00	453.00	453.00	
Electricity	106.67	0.00	106.67	1,000.00	893.33	
Irrigation Water	2,687.18	3,015.00	-327.82	3,015.00	327.82	
Sewer/Water	215.50	233.33	-17.83	1,400.00	1,184.50	
Total Utilities	3,009.35	3,701.33	-691.98	5,868.00		
Total Expense	20,211.52	13,964.00	6,247.52	144,234.00		
Net Ordinary Income	4,584.74	13,856.00	-9,271.26	22,686.00		
Other Income/Expense						
Other Income						
Interest Income	31.50	0.00	31.50	0.00		
Other Income						
Legal Fees	0.00	0.00	0.00	0.00		
Other Income - Other	0.00	0.00	0.00	0.00		
Total Other Income	0.00	0.00	0.00	0.00		
Total Other Income	31.50	0.00	31.50	0.00		
Net Other Income	31.50	0.00	31.50	0.00		
Net Income	4,616.24	13,856.00	-9,239.76	22,686.00		