

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

	Jan - May 24	Annual Budget	Remaining	
Ordinary Income/Expense				
Income				
Escrow Verification Fee	0.00	0.00		
Fines				
Builder's Fines	0.00	0.00		
Yard Maintenance Fine	0.00	0.00		
Fines - Other	0.00	0.00		
Total Fines	0.00	0.00		
Homeowner Association Dues	65,000.00	166,920.00		
Late Fee	680.00	0.00		
Total Income	65,680.00	166,920.00		
Gross Profit	65,680.00	166,920.00		
Expense				
Administration Expenses				
Allowance for Bad Debt	0.00	1,000.00	1,000.00	
Insurance - Property and D&O	0.00	5,847.00	5,847.00	
License Fees	20.00	25.00	5.00	
Office Supplies and Mailing	256.68	1,434.00	1,177.32	
Taxes - Federal	62.00	50.00	(12.00)	Taxes based on interest income
Website Maintenance	239.70	525.00	285.30	
Total Administration Expenses	578.38	8,881.00		
Allowance for Bad Debt	0.00	1,000.00	1,000.00	
Maintenance				
Common Area Landscaping	7,255.89	10,132.00	2,876.11	
Common Area Mowing	1,463.40	12,672.00	11,208.60	
Contingency	373.62	3,900.00	3,526.38	
Fence Repair	0.00	4,000.00	4,000.00	
General Maintenance	606.42	4,000.00	3,393.58	
Landscape Improvements	0.00	5,000.00	5,000.00	
Pavement Repair	27,755.81	23,826.00	(3,929.81)	Deficit transferred from Reserve Account
Pool Electrical Repair	9,288.49	7,088.00	(2,200.49)	Deficit transferred from Reserve Account
Pool Operations	23,930.97	22,500.00	(1,430.97)	Funds transferred from Reserve Account
Residential Mowing	2,439.00	21,119.00	18,680.00	
Snow Plowing	2,572.13	6,000.00	3,427.87	
Tree Trimming	6,334.00	9,748.00	3,414.00	
Total Maintenance	82,019.73	129,985.00		
Professional Fees				
Accounting Service	1,750.00	4,200.00	2,450.00	
Legal & Collections	0.00	1,500.00	1,500.00	
Reserve Study Level 3	1,100.00	1,100.00	0.00	
Tax Preparation	200.00	300.00	100.00	
Total Professional Fees	3,050.00	7,100.00		
Utilities				
Contingency Utilities	0.00	453.00	453.00	
Electricity	158.81	1,000.00	841.19	
Irrigation Water	2,687.18	3,015.00	327.82	
Sewer/Water	663.50	1,400.00	736.50	
Total Utilities	3,509.49	5,868.00		
Total Expense	89,157.60	152,834.00		
Net Ordinary Income	-23,477.60	14,086.00		
Other Income/Expense				
Other Income				
Interest Income	502.15	0.00		
Other Income				
Legal Fees	0.00	0.00		
Other Income - Other	0.00	0.00		
Total Other Income	502.15	0.00		
Net Other Income	502.15	0.00		
Net Income	-22,975.45	14,086.00		