

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

	Jan - Nov 24	\$ Over Budget	Annual Budget	Remaining
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Escrow Verification Fee	300.00	300.00	0.00	
<b>Fines</b>				
Builder's Fines	0.00	0.00	0.00	
Homeowner's Fines	25.00			
Yard Maintenance Fine	350.00	350.00	0.00	
Fines - Other	0.00	0.00	0.00	
<b>Total Fines</b>	<b>375.00</b>	<b>375.00</b>	<b>0.00</b>	
Homeowner Association Dues	148,570.00	-4,440.00	166,920.00	
Late Fee	1,160.00	1,160.00	0.00	
Legal Fees Assessed	150.00			
<b>Total Income</b>	<b>150,555.00</b>	<b>-2,455.00</b>	<b>166,920.00</b>	
<b>Gross Profit</b>	<b>150,555.00</b>	<b>-2,455.00</b>	<b>166,920.00</b>	
<b>Expense</b>				
<b>Administration Expenses</b>				
Allowance for Bad Debt	0.00	-1,000.00	1,000.00	1,000.00
Bank Fees	0.00	0.00	0.00	0.00
Insurance - Property and D&O	6,503.00	656.00	5,847.00	(656.00)
License Fees	20.00	-5.00	25.00	5.00
Office Supplies and Mailing	935.27	-498.73	1,434.00	498.73
Taxes - Federal	62.00	12.00	50.00	(12.00)
Website Maintenance	479.40	-1.85	525.00	45.60
<b>Total Administration Expenses</b>	<b>7,999.67</b>	<b>-837.58</b>	<b>8,881.00</b>	
Allowance for Bad Debt	0.00	-916.67	1,000.00	1,000.00
<b>Maintenance</b>				
Common Area Landscaping	16,616.55	6,484.55	10,132.00	(6,484.55)
Common Area Mowing	12,085.73	821.73	12,672.00	586.27
Contingency	373.62	-3,526.38	3,900.00	3,526.38
Fence Repair	0.00	-4,000.00	4,000.00	4,000.00
General Maintenance	2,332.12	-1,667.88	4,000.00	1,667.88
Landscape Improvements	0.00	-5,000.00	5,000.00	5,000.00
Pavement Repair	27,755.81	3,929.81	23,826.00	(3,929.81)
Pool Electrical Repair	9,382.93	2,294.93	7,088.00	(2,294.93)
Pool Operations	31,370.46	8,870.46	22,500.00	(8,870.46)
Residential Mowing	20,325.00	1,552.56	21,119.00	794.00
Snow Plowing	2,572.13	-3,427.87	6,000.00	3,427.87
Tree Trimming	6,605.00	-3,143.00	9,748.00	3,143.00
<b>Total Maintenance</b>	<b>129,419.35</b>	<b>3,188.91</b>	<b>129,985.00</b>	
<b>Professional Fees</b>				
Accounting Service	3,850.00	0.00	4,200.00	350.00
Legal & Collections	1,296.00	-204.00	1,500.00	204.00
Reserve Study Level 3	1,100.00	0.00	1,100.00	0.00
Tax Preparation	200.00	-100.00	300.00	100.00
<b>Total Professional Fees</b>	<b>6,446.00</b>	<b>-304.00</b>	<b>7,100.00</b>	
<b>Utilities</b>				
Contingency Utilities	0.00	-453.00	453.00	453.00
Electricity	745.74	-254.26	1,000.00	
Irrigation Water	2,687.18	-327.82	3,015.00	
Sewer/Water	1,335.50	-64.50	1,400.00	
<b>Total Utilities</b>	<b>4,768.42</b>	<b>-1,099.58</b>	<b>5,868.00</b>	
<b>Total Expense</b>	<b>148,633.44</b>	<b>31.08</b>	<b>152,834.00</b>	
<b>Net Ordinary Income</b>	<b>1,921.56</b>	<b>-2,486.08</b>	<b>14,086.00</b>	
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	1,725.08	1,725.08	0.00	
<b>Other Income</b>				
Legal Fees	0.00	0.00	0.00	
Other Income - Other	0.00	0.00	0.00	
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total Other Income</b>	<b>1,725.08</b>	<b>1,725.08</b>	<b>0.00</b>	
<b>Net Other Income</b>	<b>1,725.08</b>	<b>1,725.08</b>	<b>0.00</b>	
<b>Net Income</b>	<b>3,646.64</b>	<b>-761.00</b>	<b>14,086.00</b>	