Village At Lake Chelan Homeowners Association
Profit & Loss Budget vs. Actual
January - June 2026

	Jan - YTD 26	Annual Budget	Remaining
Ordinary Income/Expense			
Income			
Administrative Fee	10.00		
Certified Mailing	12.16		
Escrow Verification Fee	200.00		
Homeowner Association Dues	91,415.84	179,760.00	
Late Fee	357.34		
Total Income	**91,995.34**	**179,760.00**	
Gross Profit	**91,995.34**	**179,760.00**	
Expense			
Administration Expenses			
Allowance for Bad Debt	0.00	1,000.00	1,000.00
Bank Fees	30.00	0	-30.00
Insurance - Property and D&O	0.00	6,500.00	6,500.00
License Fees	20.00	25.00	5.00
Office Supplies and Mailing	479.77	1,434.00	954.23
Taxes - Federal	862.00	1,000.00	138.00
Website Maintenance	315.11	525.00	209.89
Total Administration Expenses	**1,706.88**	**10,484.00**	**8,777.12**
Maintenance			
Common Area Landscaping	9,150.59	15,337.98	6,187.39
Common Area Mowing	4,878.00	14,092.00	9,214.00
Contingency	65.04	401.00	335.96
General Maintenance	3,753.02	6,000.00	2,246.98
Hedge Trimming	3,252.00	3,252.00	0.00
Irrigation Improvements	1,040.64	5,000.00	3,959.36
Pool Operations	3,698.54	18,485.00	14,786.46
Residential Mowing	10,731.60	31,002.00	20,270.40
Snow Plowing	0.00	6,000.00	6,000.00
Tree Trimming	1,626.00	1,626.00	0.00
Total Maintenance	**38,195.43**	**101,195.98**	**63,000.55**
Professional Fees			
Accounting Service	2,100.00	4,200.00	2,100.00
Legal & Collections	0.00	1,500.00	1,500.00
Reserve Study Level 3	0.00	4,200.00	4,200.00
Tax Preparation	200.00	300.00	100.00
Total Professional Fees	**2,300.00**	**10,200.00**	**7,900.00**
Utilities			
Contingency Utilities	0.00	400.00	400.00
Electricity	153.14	1,000.00	846.86
Irrigation Water	2,740.95	3,230.00	489.05
Sewer/Water	705.00	1,500.00	795.00
Total Utilities	**3,599.09**	**6,130.00**	**2,530.91**
Total Expense	**45,801.40**	**128,009.98**	**82,208.58**
Net Ordinary Income	**46,193.94**	**51,750.02**	**5,556.08**
Other Income/Expense			
Other Income			
Interest Income	1,424.94		
Total Other Income	**1,424.94**		
Other Expense			
Other Expense			
Cap Reserve Expenditures Pool	45,838.33	44,000	-1,838
Cap Resereve Pool Repair - Emergency	20,596.00	0	-20,596.00
Total Capital Reserve Expenditures	**66,434.33**	**44,000.00**	**-22,434.33**
Net Other Income	**-65,009.39**	**-44,000.00**	**21,009.39**
Net Income	**-18,831.16**	**7,750.02**	**26,581.18**

Cash Basis