# Village At Lake Chelan Homeowners Association

**Profit & Loss Budget vs. Actual**

January - September 2026

| | Jan - Sept | Annual Budget | Remaining | Notes |
|---|---|---|---|---|
| **Ordinary Income/Expense** | | | | |
| **Income** | | | | |
| Administrative Fee | 10.00 | | | |
| Certified Mailing | 12.16 | | | |
| Escrow Verification Fee | 300.00 | | | |
| Homeowner Association Dues | 136,276.80 | 179,760.00 | | |
| Late Fee | 539.34 | | | |
| Yard Maintenance Fine | 200.00 | | | |
| **Total Income** | **137,338.30** | **179,760.00** | | |
| **Gross Profit** | **137,338.30** | **179,760.00** | | |
| **Expense** | | | | |
| **Administration Expenses** | | | | |
| Allowance for Bad Debt | 0.00 | 1,000.00 | 1,000.00 | |
| Bank Fees | 30.00 | 0.00 | -30.00 | Stop payment fees |
| Insurance - Property and D&O | 5,635.00 | 6,500.00 | 865.00 | |
| License Fees | 20.00 | 25.00 | 5.00 | |
| Office Supplies and Mailing | 738.46 | 1,434.00 | 695.54 | |
| Taxes - Federal | 862.00 | 1,000.00 | 138.00 | |
| Website Maintenance | 554.81 | 525.00 | -29.81 | Go Daddy domain paid every 3 years. |
| **Total Administration Expenses** | **7,840.27** | **10,484.00** | **2,643.73** | |
| Community Events & Activities | 423.37 | 0.00 | -423.37 | |
| **Maintenance** | | | | |
| Common Area Landscaping | 15,716.29 | 15,337.98 | -378.31 | Over by $378.31, but landscaping accounts combined (landscaping, mowing, hedge & tree trimming) are still $10,461.29 under budget. |
| Common Area Mowing | 9,214.00 | 14,092.00 | 4,878.00 | |
| Contingency | 65.04 | 401.00 | 335.96 | |
| General Maintenance | 4,077.67 | 6,000.00 | 1,922.33 | |
| Hedge Trimming | 3,252.00 | 3,252.00 | 0.00 | |
| Irrigation Improvements | 1,040.64 | 5,000.00 | 3,959.36 | |
| Pool Operations | 9,015.98 | 18,485.00 | 9,469.02 | |
| Residential Mowing | 25,040.40 | 31,002.00 | 5,961.60 | |
| Snow Plowing | 0.00 | 6,000.00 | 6,000.00 | |
| Tree Trimming | 1,626.00 | 1,626.00 | 0.00 | |
| **Total Maintenance** | **69,048.02** | **101,195.98** | **32,147.96** | |
| **Professional Fees** | | | | |
| Accounting Service | 3,150.00 | 4,200.00 | 1,050.00 | |
| Audit Annual | 0.00 | 0.00 | 0.00 | |
| Legal & Collections | 0.00 | 1,500.00 | 1,500.00 | |
| Reserve Study Level 3 | 4,200.00 | 4,200.00 | 0.00 | |
| Tax Preparation | 200.00 | 300.00 | 100.00 | |
| **Total Professional Fees** | **7,550.00** | **10,200.00** | **2,650.00** | |
| **Utilities** | | | | |
| Contingency Utilities | 0.00 | 400.00 | 400.00 | |
| Electricity | 571.17 | 1,000.00 | 428.83 | |
| Irrigation Water | 2,740.95 | 3,230.00 | 489.05 | |
| Sewer/Water | 1,059.00 | 1,500.00 | 441.00 | |
| **Total Utilities** | **4,371.12** | **6,130.00** | **1,758.88** | |
| **Total Expense** | **89,232.78** | **128,009.98** | **38,777.20** | |
| **Net Ordinary Income** | **48,105.52** | **51,750.02** | **3,644.50** | |
| **Other Income/Expense** | | | | |
| **Other Income** | | | | |
| Interest Income | 2,153.94 | | | |
| **Total Other Income** | **2,153.94** | | | |
| **Other Expense** | | | | |
| Cap Reserve Expenditures Pool | 45,838.33 | 44,000.00 | -1,838.33 | |
| Cap Reserve Pool Repair - Emergency | 20,596.00 | 0.00 | -20,596.00 | Emergency repair discovered during pool renovation project; unbudgeted, paid from capital reserves |
| **Total Other Expense** | **66,434.33** | **44,000.00** | **-22,434.33** | |
| **Net Other Income** | **-64,280.39** | **-44,000.00** | **20,280.39** | |
| **Net Income** | **-16,174.87** | **7,750.02** | **23,924.89** | |

*Cash Basis*