West Fork Village Owners Association, Inc.
Profit & Loss Budget Performance
January through September 2023

	Jan - Sep 23	Budget	Jan - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Dues	371,470.00	372,600.00	371,470.00	372,600.00	496,800.00
4015 · Special Assessments	447,120.00		447,120.00		
4020 · Garage Dues	10,120.00	12,100.00	10,120.00	12,100.00	12,100.00
4021 · Garage Rent	9,393.80	9,720.00	9,393.80	9,720.00	12,960.00
4022 · Rental Income	11,922.58	9,600.03	11,922.58	9,600.03	12,800.04
4050 · Guest Suites - Taxable	8,958.57	6,603.75	8,958.57	6,603.75	8,805.00
4075 · Clubhouse & Pool	54.01	243.81	54.01	243.81	325.08
4100 · Interest earned	1,524.36	262.53	1,524.36	262.53	350.04
4175 · Miscellaneous Income	3,700.89	7,500.06	3,700.89	7,500.06	10,000.08
4200 · Comcast-Revenue Sharing	4,261.37	3,000.06	4,261.37	3,000.06	4,000.08
4202 · BCS-Revenue Sharing	1,699.16	3,277.53	1,699.16	3,277.53	4,370.04
Total Income	870,224.74	424,907.77	870,224.74	424,907.77	562,510.36
Gross Profit	870,224.74	424,907.77	870,224.74	424,907.77	562,510.36
Expense					
Bank Of Colorado	80,000.00		80,000.00		
3500 · Reserve-Expenses					
3502 · Deck Repairs/Seal (6)	1,887.52	26,600.00	1,887.52	26,600.00	26,600.00
3509 · Concrete Walkways	2,800.00	2,500.00	2,800.00	2,500.00	2,500.00
3512 · Asphalt Remove and Replace	0.00	55,236.00	0.00	55,236.00	55,236.00
3513 · PM on Upper Decks	0.00	4,500.00	0.00	4,500.00	4,500.00
3514 · Painting the Balcony Rails	7,125.00	8,119.00	7,125.00	8,119.00	8,119.00
3515 · HVAC Systems	2,515.00	10,000.00	2,515.00	10,000.00	10,000.00
3516 · CH Water Heater	2,945.92	1,500.00	2,945.92	1,500.00	1,500.00
3518 · Pool/Patio Furniture	967.96		967.96		
3519 · Paint Pergolas (20)	0.00	10,560.00	0.00	10,560.00	10,560.00
3520 · Pool Cover Repair or Replace	5,378.51	5,138.00	5,378.51	5,138.00	5,138.00
3521 · Pool Door	850.00		850.00		
3522 · Spa Covers, Straps, Lifters	419.97		419.97		
3523 · Lock Boxes for Packages	10,993.50	11,100.00	10,993.50	11,100.00	11,100.00
3524 · Concrete Pad for Lock Boxes	3,385.04	2,600.00	3,385.04	2,600.00	2,600.00
3525 · Mudjack the pool deck	5,475.00	5,405.00	5,475.00	5,405.00	5,405.00
4007 · Pool Deck-Seal/Repair	3,489.49	2,750.00	3,489.49	2,750.00	2,750.00
Total 3500 · Reserve-Expenses	48,232.91	146,008.00	48,232.91	146,008.00	146,008.00
5000 · GENERAL EXPENSES					
5006 · Board Compensation	4,080.00	3,600.00	4,080.00	3,600.00	4,800.00
5010 · Trash Collection	16,513.42	14,311.53	16,513.42	14,311.53	19,082.04
5015 · Water- Condos	32,982.82	31,380.75	32,982.82	31,380.75	41,841.00
5016 · Water Irrigation	6,661.90	14,520.06	6,661.90	14,520.06	19,360.08
5020 · Sewer	17,512.60	17,289.00	17,512.60	17,289.00	23,052.00
5021 · Storm Water	11,239.80	9,972.00	11,239.80	9,972.00	13,296.00
5025 · Repairs	13,065.93	12,000.06	13,065.93	12,000.06	16,000.08
5030 · Lawn Care	8,775.00	26,400.00	8,775.00	26,400.00	30,800.00
5031 · Licenses	0.00	325.00	0.00	325.00	325.00
5035 · Snow Removal	19,832.40	16,666.80	19,832.40	16,666.80	25,000.20
5040 · Landscape Maintenance	25,084.36	5,625.00	25,084.36	5,625.00	7,500.00
5041 · Trees & Shrubs	8,735.00	14,200.00	8,735.00	14,200.00	14,200.00
5050 · Miscellaneous	735.13	750.00	735.13	750.00	750.00
5055 · Pest control	1,387.38	1,500.03	1,387.38	1,500.03	2,000.04
5060 · Hazard & Liability Insurance	59,537.59	59,778.00	59,537.59	59,778.00	79,704.00
5070 · Legal	2,270.90	2,625.03	2,270.90	2,625.03	3,500.04
5071 · Accounting	2,243.83	1,350.00	2,243.83	1,350.00	1,800.00
5080 · Bank Charges	88.05	50.00	88.05	50.00	50.00
5090 · Office Supplies	1,687.52	1,500.03	1,687.52	1,500.03	2,000.04
5095 · Computer Expense	1,598.27	600.00	1,598.27	600.00	600.00
5097 · Wages-Assistant Manager	18,469.50	20,475.00	18,469.50	20,475.00	27,300.00
5098 · Office Assistant	2,522.50	5,850.00	2,522.50	5,850.00	7,800.00
5100 · Management Fees	45,491.04	47,775.06	45,491.04	47,775.06	63,700.08
5105 · Workers Comp Ins.	1,988.00	2,400.00	1,988.00	2,400.00	2,400.00
5110 · FICA expense	5,084.05	5,668.56	5,084.05	5,668.56	7,558.08
5115 · FUTA expense	140.99	945.00	140.99	945.00	1,260.00
5120 · SUTA expense	531.20	863.28	531.20	863.28	1,151.04
5150 · Painting Expense	5.33		5.33		
6560 · Payroll Expenses	88.33	75.06	88.33	75.06	100.08
Total 5000 · GENERAL EXPENSES	308,352.84	318,495.25	308,352.84	318,495.25	416,929.80
6000 · CLUBHOUSE EXPENSES					
6015 · Water - Clubhouse	369.02	1,125.00	369.02	1,125.00	1,500.00
6020 · Cleaning	600.00	450.00	600.00	450.00	600.00
6025 · Carpet Shampooing	0.00	1,150.00	0.00	1,150.00	1,150.00
6035 · Gas	3,569.20	3,750.03	3,569.20	3,750.03	5,000.04
6040 · Electric	12,963.98	13,607.28	12,963.98	13,607.28	18,143.04

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6050 · Telephone	296.16		296.16		
6055 · Pool Supplies & Maintenance	4,074.42	5,200.00	4,074.42	5,200.00	5,200.00
6060 · Spa Supplies & Maintenance	1,805.34	1,200.00	1,805.34	1,200.00	1,200.00
6070 · Party/Suite Supplies	55.60	425.00	55.60	425.00	425.00
6085 · Fitness Room	557.00	1,000.00	557.00	1,000.00	1,000.00
6000 · CLUBHOUSE EXPENSES - ...	132.82		132.82		
Total 6000 · CLUBHOUSE EXPENSES	24,423.54	27,907.31	24,423.54	27,907.31	34,218.08
6500 · WF GARAGE EXPENSE					
6501 · Garage HOA Fees	0.00	1,760.00	0.00	1,760.00	1,760.00
6510 · Repairs	20.33	600.00	20.33	600.00	600.00
6555 · Misc.	0.01		0.01		
Total 6500 · WF GARAGE EXPENSE	20.34	2,360.00	20.34	2,360.00	2,360.00
7000 · OTHER EXPENSES					
7021 · Mileage Reimbursement	685.65	375.03	685.65	375.03	500.04
7060 · Guest Suite Expenses	3,084.65	291.66	3,084.65	291.66	291.66
7065 · Apartment Expense	677.00	200.00	677.00	200.00	200.00
7070 · WEBSITE	318.16	406.00	318.16	406.00	406.00
7080 · Security	0.00	150.00	0.00	150.00	150.00
7085 · Training	702.50		702.50		
Total 7000 · OTHER EXPENSES	5,467.96	1,422.69	5,467.96	1,422.69	1,547.70
7015 · FEDERAL TAX	0.00	710.00	0.00	710.00	710.00
7435 · Special Assessment	140.00		140.00		
Total Expense	466,637.59	496,903.25	466,637.59	496,903.25	601,773.58
Net Ordinary Income	403,587.15	-71,995.48	403,587.15	-71,995.48	-39,263.22
Other Income/Expense					
Other Income					
7300 · Transfers of Capital reserves	-165,000.00		-165,000.00		
Total Other Income	-165,000.00		-165,000.00		
Net Other Income	-165,000.00		-165,000.00		
Net Income	**238,587.15**	**-71,995.48**	**238,587.15**	**-71,995.48**	**-39,263.22**