

West Fork Village Owners Association, Inc.
Profit & Loss Budget Performance
January through March 2024

	Jan - Mar 24	YTD Budget	Annual Budget
Ordinary Income/Expense			
Income			
4010 · Dues	134,570.04	133,320.00	533,280.00
4020 · Garage Dues	10,810.00	10,810.00	10,810.00
4021 · Garage Rent	2,160.00	3,240.00	12,960.00
4022 · Rental Income	0.00	3,200.01	12,800.00
4050 · Guest Suites - Taxable	3,845.03	2,201.25	8,805.00
4075 · Clubhouse & Pool	125.00	75.00	300.00
4100 · Interest earned	5,661.97	1,625.00	6,500.00
4175 · Miscellaneous Income	4,720.00	2,500.00	10,000.00
4200 · Comcast-Revenue Sharing	1,393.43	1,000.00	4,000.00
4202 · BCS-Revenue Sharing	737.02	625.00	2,500.00
Total Income	164,022.49	158,596.26	601,955.00
Gross Profit	164,022.49	158,596.26	601,955.00
Expense			
3500 · Reserve-Expenses			
3502 · Deck Repairs/Seal (6)	0.00	0.00	15,000.00
3512 · Asphalt Remove and Replace	29,164.63	36,219.25	144,877.00
3513 · PM on Upper Decks	0.00	625.00	2,500.00
3515 · HVAC Systems	0.00	2,500.00	10,000.00
3526 · Clubhouse Repairs	0.00	0.00	2,550.00
Total 3500 · Reserve-Expenses	29,164.63	39,344.25	174,927.00
5000 · GENERAL EXPENSES			
5006 · Board Compensation	1,520.00	0.00	0.00
5010 · Trash Collection	3,326.74	5,923.75	23,695.00
5015 · Water- Condos	8,826.03	10,000.00	40,000.00
5016 · Water Irrigation	127.02	5,200.03	20,800.00
5020 · Sewer	6,352.92	6,500.04	26,000.00
5021 · Storm Water	4,338.30	3,874.98	15,500.00
5025 · Repairs	5,454.96	3,999.99	16,000.00
5030 · Lawn Care	4,519.50	0.00	36,156.00
5031 · Licenses	86.00	325.00	325.00
5035 · Snow Removal	7,871.93	15,000.00	30,000.00
5040 · Landscape Maintenance	722.28	0.00	3,000.00
5041 · Trees & Shrubs	0.00	0.00	3,000.00
5050 · Miscellaneous	17.13	187.50	750.00
5055 · Pest control	425.00	500.06	2,000.00
5060 · Hazard & Liability Insurance	21,512.52	21,512.25	86,049.00
5070 · Legal	2,787.56	999.99	4,000.00
5071 · Accounting	2,914.95	1,024.98	4,100.00
5072 · Lock/Key	0.00	75.00	300.00
5075 · Postage and Delivery	124.58	0.00	350.00
5080 · Bank Charges	0.00	20.00	100.00
5090 · Office Supplies	568.87	375.00	1,500.00

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5095 · Computer Expense	1,143.93	1,200.00	1,200.00
5097 · Wages-Maintenance Person	7,699.25	8,970.00	35,880.00
5100 · Management Fees	11,933.33	13,500.00	54,000.00
5105 · Workers Comp Ins.	503.00	387.24	1,549.00
5110 · FICA expense	1,170.39	1,680.75	6,723.00
5115 · FUTA expense	84.00	210.00	840.00
5120 · SUTA expense	131.57	226.26	905.00
6560 · Payroll Expenses	154.75	24.99	100.00
Total 5000 · GENERAL EXPENSES	94,316.51	101,717.81	414,822.00
6000 · CLUBHOUSE EXPENSES			
6015 · Water - Clubhouse	175.75	450.00	1,800.00
6020 · Cleaning	460.00	199.98	800.00
6025 · Carpet Shampooing	0.00	0.00	500.00
6035 · Gas	733.83	1,125.00	4,500.00
6040 · Electric	3,331.04	4,500.00	18,000.00
6055 · Pool Supplies & Maintenance	0.00	1,125.00	4,500.00
6060 · Spa Supplies & Maintenance	207.65	499.98	2,000.00
6070 · Party/Suite Supplies	6.81	124.98	500.00
6085 · Fitness Room	5,095.60	6,500.00	6,500.00
Total 6000 · CLUBHOUSE EXPENSES	10,010.68	14,524.94	39,100.00
6500 · WF GARAGE EXPENSE			
6510 · Repairs	0.00	150.00	600.00
Total 6500 · WF GARAGE EXPENSE	0.00	150.00	600.00
7000 · OTHER EXPENSES			
7021 · Mileage Reimbursement	192.17	150.00	600.00
7060 · Guest Suite Expenses			
7075 · Sales Tax Expense	0.00	75.00	300.00
7060 · Guest Suite Expenses - Other	542.33	124.98	500.00
Total 7060 · Guest Suite Expenses	542.33	199.98	800.00
7065 · Apartment Expense	0.00	49.98	200.00
7070 · WEBSITE	0.00	300.00	300.00
7080 · Security	0.00	37.50	150.00
7085 · Training	0.00	87.56	350.00
Total 7000 · OTHER EXPENSES	734.50	825.02	2,400.00
7015 · FEDERAL TAX	1,996.21	0.00	3,000.00
7017 · State Income Tax	250.00	0.00	500.00
Total Expense	136,472.53	156,562.02	635,349.00
Net Ordinary Income	27,549.96	2,034.24	-33,394.00
Other Income/Expense			
Other Income			
7300 · Transfers of Capital reserves	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	27,549.96	2,034.24	-33,394.00