

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

	Jan - Jun 24	Budget	Annual Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Dues	269,740.04	266,640.00	533,280.00
4015 · Special Assessments	0.00	0.00	0.00
4020 · Garage Dues	10,810.00	10,810.00	10,810.00
4021 · Garage Rent	4,320.00	6,480.00	12,960.00
4022 · Rental Income	0.00	6,400.01	12,800.00
4050 · Guest Suites - Taxable	10,295.03	4,402.50	8,805.00
4075 · Clubhouse & Pool	400.00	150.00	300.00
4100 · Interest earned	9,677.59	3,249.99	6,500.00
4175 · Miscellaneous Income	8,533.30	5,000.00	10,000.00
4200 · Comcast-Revenue Sharing	2,867.54	2,000.00	4,000.00
4202 · BCS-Revenue Sharing	1,414.13	1,250.00	2,500.00
<b>Total Income</b>	<b>318,057.63</b>	<b>306,382.50</b>	<b>601,955.00</b>
<b>Gross Profit</b>	<b>318,057.63</b>	<b>306,382.50</b>	<b>601,955.00</b>
<b>Expense</b>			
<b>3500 · Reserve-Expenses</b>			
3502 · Deck Repairs/Seal (6)	0.00	9,000.00	15,000.00
3509 · Concrete Walkways	0.00	0.00	0.00
3512 · Asphalt Remove and Replace	153,506.43	144,877.00	144,877.00
3513 · PM on Upper Decks	0.00	2,500.00	2,500.00
3514 · Painting the Balcony Rails	0.00	3,400.00	8,500.00
3515 · HVAC Systems	0.00	5,000.00	10,000.00
3526 · Clubhouse Repairs	0.00	2,550.00	2,550.00
<b>Total 3500 · Reserve-Expenses</b>	<b>153,506.43</b>	<b>167,327.00</b>	<b>183,427.00</b>
<b>5000 · GENERAL EXPENSES</b>			
5006 · Board Compensation	2,960.00	0.00	0.00
5010 · Trash Collection	9,129.98	11,847.50	23,695.00
5015 · Water- Condos	17,777.37	20,000.00	40,000.00
5016 · Water Irrigation	2,718.26	10,400.02	20,800.00
5020 · Sewer	12,563.98	13,000.04	26,000.00
5021 · Storm Water	8,899.26	7,750.04	15,500.00
5025 · Repairs	8,833.86	8,000.02	16,000.00
5030 · Lawn Care	18,078.00	18,078.00	36,156.00
5031 · Licenses	436.00	325.00	325.00
5035 · Snow Removal	7,871.93	15,000.00	30,000.00
5040 · Landscape Maintenance	3,481.02	1,500.00	3,000.00
5041 · Trees & Shrubs	0.00	1,500.00	3,000.00
5050 · Miscellaneous	25.58	375.00	750.00
5055 · Pest control	1,738.23	1,000.04	2,000.00
5060 · Hazard & Liability Insurance	43,024.68	43,024.50	86,049.00
5070 · Legal	3,842.78	2,000.02	4,000.00
5071 · Accounting	4,321.20	2,049.96	4,100.00
5072 · Lock/Key	0.00	150.00	300.00

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5075 · Postage and Delivery	240.76	175.00	350.00
5080 · Bank Charges	0.00	50.00	100.00
5090 · Office Supplies	1,010.38	750.00	1,500.00
5095 · Computer Expense	1,143.93	1,200.00	1,200.00
5097 · Wages-Maintenance Person	17,622.50	17,940.00	35,880.00
5100 · Management Fees	25,133.33	27,000.00	54,000.00
5103 · Employee appreciation	100.00		
5105 · Workers Comp Ins.	1,526.00	774.52	1,549.00
5110 · FICA expense	2,939.33	3,361.50	6,723.00
5115 · FUTA expense	84.00	420.00	840.00
5120 · SUTA expense	330.43	452.48	905.00
6560 · Payroll Expenses	218.12	49.98	100.00
<b>Total 5000 · GENERAL EXPENSES</b>	<b>196,050.91</b>	<b>208,173.62</b>	<b>414,822.00</b>
<b>6000 · CLUBHOUSE EXPENSES</b>			
6015 · Water - Clubhouse	576.49	900.00	1,800.00
6020 · Cleaning	776.00	400.04	800.00
6025 · Carpet Shampooing	221.37	500.00	500.00
6035 · Gas	1,168.44	2,250.00	4,500.00
6040 · Electric	5,091.29	9,000.00	18,000.00
6055 · Pool Supplies & Maintenance	3,681.56	2,250.00	4,500.00
6060 · Spa Supplies & Maintenance	861.37	1,000.04	2,000.00
6070 · Party/Suite Supplies	259.40	249.96	500.00
6085 · Fitness Room	5,324.60	6,500.00	6,500.00
<b>Total 6000 · CLUBHOUSE EXPENSES</b>	<b>17,960.52</b>	<b>23,050.04</b>	<b>39,100.00</b>
<b>6500 · WF GARAGE EXPENSE</b>			
6510 · Repairs	230.63	300.00	600.00
<b>Total 6500 · WF GARAGE EXPENSE</b>	<b>230.63</b>	<b>300.00</b>	<b>600.00</b>
<b>7000 · OTHER EXPENSES</b>			
7021 · Mileage Reimbursement	536.80	300.00	600.00
7060 · Guest Suite Expenses			
7075 · Sales Tax Expense	4.35	150.00	300.00
7060 · Guest Suite Expenses - Other	542.33	250.04	500.00
<b>Total 7060 · Guest Suite Expenses</b>	<b>546.68</b>	<b>400.04</b>	<b>800.00</b>
7065 · Apartment Expense	0.00	100.04	200.00
7070 · WEBSITE	0.00	300.00	300.00
7080 · Security	2,303.96	75.00	150.00
7085 · Training	0.00	175.04	350.00
<b>Total 7000 · OTHER EXPENSES</b>	<b>3,387.44</b>	<b>1,350.12</b>	<b>2,400.00</b>
7015 · FEDERAL TAX	1,996.21	3,000.00	3,000.00
7017 · State Income Tax	250.00	500.00	500.00
<b>Total Expense</b>	<b>373,382.14</b>	<b>403,700.78</b>	<b>643,849.00</b>
<b>Net Ordinary Income</b>	<b>-55,324.51</b>	<b>-97,318.28</b>	<b>-41,894.00</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			

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	<b>Jan - Jun 24</b>	<b>Budget</b>	<b>Annual Budget</b>
7300 · Transfers of Capital reserves	0.00	0.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>-55,324.51</b>	<b>-97,318.28</b>	<b>-41,894.00</b>