

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

	<b>Jan - Sep 24</b>	<b>Budget</b>	<b>Annual Budget</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Dues	405,640.04	399,960.00	533,280.00
4020 · Garage Dues	11,040.00	10,810.00	10,810.00
4021 · Garage Rent	6,393.23	9,720.00	12,960.00
4022 · Rental Income	2,949.19	9,600.00	12,800.00
4050 · Guest Suites - Taxable	16,355.03	6,603.75	8,805.00
4075 · Clubhouse & Pool	756.04	225.00	300.00
4100 · Interest earned	13,777.78	4,874.99	6,500.00
4175 · Miscellaneous Income	13,732.22	7,500.00	10,000.00
4200 · Comcast-Revenue Sharing	4,401.78	3,000.00	4,000.00
4202 · BCS-Revenue Sharing	2,074.92	1,875.01	2,500.00
<b>Total Income</b>	<b>477,120.23</b>	<b>454,168.75</b>	<b>601,955.00</b>
<b>Gross Profit</b>	<b>477,120.23</b>	<b>454,168.75</b>	<b>601,955.00</b>
<b>Expense</b>			
<b>3500 · Reserve-Expenses</b>			
3502 · Deck Repairs/Seal (6)	12,317.80	15,000.00	15,000.00
3512 · Asphalt Remove and Replace	153,506.43	144,877.00	144,877.00
3513 · PM on Upper Decks	899.40	2,500.00	2,500.00
3514 · Painting the Balcony Rails	97.44	8,500.00	8,500.00
3515 · HVAC Systems	0.00	7,500.00	10,000.00
3520 · Pool Cover Repair or Replace	460.58	0.00	0.00
3521 · Pool Door	619.65	0.00	0.00
3526 · Clubhouse Repairs	0.00	2,550.00	2,550.00
4007 · Pool Deck-Seal/Repair	0.00	0.00	0.00
<b>Total 3500 · Reserve-Expenses</b>	<b>167,901.30</b>	<b>180,927.00</b>	<b>183,427.00</b>
<b>5000 · GENERAL EXPENSES</b>			
5006 · Board Compensation	4,280.00	0.00	0.00
5010 · Trash Collection	14,886.98	17,771.25	23,695.00
5015 · Water- Condos	26,877.45	30,000.00	40,000.00
5016 · Water Irrigation	17,117.95	15,600.01	20,800.00
5020 · Sewer	18,734.98	19,500.02	26,000.00
5021 · Storm Water	13,510.85	11,625.02	15,500.00
5025 · Repairs	12,353.91	12,000.01	16,000.00
5030 · Lawn Care	27,447.50	36,156.00	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	6,599.94	3,000.00	3,000.00
5041 · Trees & Shrubs	2,108.85	3,000.00	3,000.00
5050 · Miscellaneous	790.18	562.50	750.00
5055 · Pest control	2,360.43	1,500.02	2,000.00
5060 · Hazard & Liability Insurance	64,536.84	64,536.75	86,049.00
5070 · Legal	4,555.87	3,000.01	4,000.00

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5071 · Accounting	5,502.45	3,075.02	4,100.00
5072 · Lock/Key	0.00	225.00	300.00
5075 · Postage and Delivery	421.51	175.00	350.00
5080 · Bank Charges	0.00	80.00	100.00
5090 · Office Supplies	1,346.41	1,125.00	1,500.00
5095 · Computer Expense	1,143.93	1,200.00	1,200.00
5097 · Wages-Maintenance Person	31,653.97	26,910.00	35,880.00
5100 · Management Fees	38,658.33	40,500.00	54,000.00
5103 · Employee appreciation	100.00		
5105 · Workers Comp Ins.	1,526.00	1,161.76	1,549.00
5110 · FICA expense	5,047.39	5,042.25	6,723.00
5115 · FUTA expense	84.00	630.00	840.00
5120 · SUTA expense	409.36	678.74	905.00
6560 · Payroll Expenses	257.06	75.01	100.00
5000 · GENERAL EXPENSES - Other	-51.35		
<b>Total 5000 · GENERAL EXPENSES</b>	<b>310,568.72</b>	<b>314,454.37</b>	<b>414,822.00</b>
<b>6000 · CLUBHOUSE EXPENSES</b>			
6015 · Water - Clubhouse	1,221.29	1,350.00	1,800.00
6020 · Cleaning	1,696.00	600.02	800.00
6025 · Carpet Shampooing	221.37	500.00	500.00
6035 · Gas	1,595.28	3,375.00	4,500.00
6040 · Electric	8,370.37	13,500.00	18,000.00
6055 · Pool Supplies & Maintenance	5,519.09	3,375.00	4,500.00
6060 · Spa Supplies & Maintenance	1,287.26	1,500.02	2,000.00
6070 · Party/Suite Supplies	450.16	374.94	500.00
6085 · Fitness Room	5,553.60	6,500.00	6,500.00
<b>Total 6000 · CLUBHOUSE EXPENSES</b>	<b>25,914.42</b>	<b>31,074.98</b>	<b>39,100.00</b>
<b>6500 · WF GARAGE EXPENSE</b>			
6510 · Repairs	230.63	450.00	600.00
<b>Total 6500 · WF GARAGE EXPENSE</b>	<b>230.63</b>	<b>450.00</b>	<b>600.00</b>
<b>7000 · OTHER EXPENSES</b>			
7021 · Mileage Reimbursement	1,194.16	450.00	600.00
7050 · Dues and Subscriptions	183.12		
7060 · Guest Suite Expenses			
7075 · Sales Tax Expense	4.35	225.00	300.00
7060 · Guest Suite Expenses - Other	617.33	375.02	500.00
<b>Total 7060 · Guest Suite Expenses</b>	<b>621.68</b>	<b>600.02</b>	<b>800.00</b>
7065 · Apartment Expense	227.83	150.02	200.00
7070 · WEBSITE	0.00	300.00	300.00
7080 · Security	2,610.21	112.50	150.00
7085 · Training	0.00	262.52	350.00
<b>Total 7000 · OTHER EXPENSES</b>	<b>4,837.00</b>	<b>1,875.06</b>	<b>2,400.00</b>
<b>7015 · FEDERAL TAX</b>	<b>1,996.21</b>	<b>3,000.00</b>	<b>3,000.00</b>

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7017 · State Income Tax	250.00	500.00	500.00
<b>Total Expense</b>	511,698.28	532,281.41	643,849.00
<b>Net Ordinary Income</b>	-34,578.05	-78,112.66	-41,894.00
<b>Other Income/Expense</b>			
<b>Other Income</b>			
7300 · Transfers of Capital reserves	0.00	0.00	0.00
<b>Total Other Income</b>	0.00	0.00	0.00
<b>Net Other Income</b>	0.00	0.00	0.00
<b>Net Income</b>	<b>-34,578.05</b>	<b>-78,112.66</b>	<b>-41,894.00</b>