

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

	Jan - Dec 23	Budget	Annual Budget
Ordinary Income/Expense			
Income			
4010 · Dues	495,200.00	496,800.00	496,800.00
4015 · Special Assessments	60,932.86		
4020 · Garage Dues	10,120.00	12,100.00	12,100.00
4021 · Garage Rent	12,093.80	12,960.00	12,960.00
4022 · Rental Income	10,890.32	12,800.04	12,800.04
4050 · Guest Suites - Taxable	9,558.57	8,805.00	8,805.00
4075 · Clubhouse & Pool	129.01	325.08	325.08
4100 · Interest earned	4,807.69	350.04	350.04
4175 · Miscellaneous Income	5,219.29	10,000.08	10,000.08
4200 · Comcast-Revenue Sharing	5,656.88	4,000.08	4,000.08
4202 · BCS-Revenue Sharing	2,854.56	4,370.04	4,370.04
5017 · Returned Check Charges	-12.00		
Total Income	617,450.98	562,510.36	562,510.36
Gross Profit	617,450.98	562,510.36	562,510.36
Expense			
3500 · Reserve-Expenses			
3502 · Deck Repairs/Seal (6)	1,887.52	26,600.00	26,600.00
3509 · Concrete Walkways	2,800.00	2,500.00	2,500.00
3512 · Asphalt Remove and Replace	0.00	55,236.00	55,236.00
3513 · PM on Upper Decks	0.00	4,500.00	4,500.00
3514 · Painting the Balcony Rails	7,125.00	8,119.00	8,119.00
3515 · HVAC Systems	2,515.00	10,000.00	10,000.00
3516 · CH Water Heater	2,945.92	1,500.00	1,500.00
3518 · Pool/Patio Furniture	967.96		
3519 · Paint Pergolas (20)	9,000.00	10,560.00	10,560.00
3520 · Pool Cover Repair or Replace	5,378.51	5,138.00	5,138.00
3521 · Pool Door	850.00		
3522 · Spa Covers, Straps, Lifters	419.97		
3523 · Lock Boxes for Packages	10,993.50	11,100.00	11,100.00
3524 · Concrete Pad for Lock Boxes	3,385.04	2,600.00	2,600.00
3525 · Mudjack the pool deck	5,475.00	5,405.00	5,405.00
4007 · Pool Deck-Seal/Repair	3,489.49	2,750.00	2,750.00
Total 3500 · Reserve-Expenses	57,232.91	146,008.00	146,008.00
5000 · GENERAL EXPENSES			
5006 · Board Compensation	5,760.00	4,800.00	4,800.00
5010 · Trash Collection	22,828.76	19,082.04	19,082.04
5015 · Water- Condos	44,904.65	41,841.00	41,841.00
5016 · Water Irrigation	6,661.90	19,360.08	19,360.08
5020 · Sewer	23,651.08	23,052.00	23,052.00
5021 · Storm Water	15,410.79	13,296.00	13,296.00
5025 · Repairs	14,855.70	16,000.08	16,000.08
5030 · Lawn Care	35,730.79	30,800.00	30,800.00

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

	Jan - Dec 23	Budget	Annual Budget
5031 · Licenses	0.00	325.00	325.00
5035 · Snow Removal	21,792.02	25,000.20	25,000.20
5040 · Landscape Maintenance	8,409.44	7,500.00	7,500.00
5041 · Trees & Shrubs	8,735.00	14,200.00	14,200.00
5050 · Miscellaneous	784.62	750.00	750.00
5055 · Pest control	1,662.38	2,000.04	2,000.04
5060 · Hazard & Liability Insurance	79,371.67	79,704.00	79,704.00
5070 · Legal	3,893.90	3,500.04	3,500.04
5071 · Accounting	4,455.08	1,800.00	1,800.00
5080 · Bank Charges	98.05	50.00	50.00
5090 · Office Supplies	2,349.67	2,000.04	2,000.04
5095 · Computer Expense	1,598.27	600.00	600.00
5097 · Wages-Maintenance Person	23,811.25	27,300.00	27,300.00
5098 · Bookkeeper	2,522.50	7,800.00	7,800.00
5100 · Management Fees	58,491.03	63,700.08	63,700.08
5105 · Workers Comp Ins.	2,531.00	2,400.00	2,400.00
5110 · FICA expense	6,487.20	7,558.08	7,558.08
5115 · FUTA expense	173.04	1,260.00	1,260.00
5120 · SUTA expense	577.14	1,151.04	1,151.04
5121 · Estimated Income Taxes	404.00		
5150 · Painting Expense	5.33		
6560 · Payroll Expenses	100.08	100.08	100.08
Total 5000 · GENERAL EXPENSES	398,056.34	416,929.80	416,929.80
6000 · CLUBHOUSE EXPENSES			
6015 · Water - Clubhouse	3,235.45	1,500.00	1,500.00
6020 · Cleaning	1,000.00	600.00	600.00
6025 · Carpet Shampooing	0.00	1,150.00	1,150.00
6035 · Gas	4,149.10	5,000.04	5,000.04
6040 · Electric	17,166.04	18,143.04	18,143.04
6050 · Telephone	296.16		
6055 · Pool Supplies & Maintenance	4,225.17	5,200.00	5,200.00
6060 · Spa Supplies & Maintenance	1,805.34	1,200.00	1,200.00
6070 · Party/Suite Supplies	251.92	425.00	425.00
6085 · Fitness Room	1,019.66	1,000.00	1,000.00
6000 · CLUBHOUSE EXPENSES - Other	132.82		
Total 6000 · CLUBHOUSE EXPENSES	33,281.66	34,218.08	34,218.08
6500 · WF GARAGE EXPENSE			
6501 · Garage HOA Fees	0.00	1,760.00	1,760.00
6510 · Repairs	20.33	600.00	600.00
6555 · Misc.	0.01		
Total 6500 · WF GARAGE EXPENSE	20.34	2,360.00	2,360.00
7000 · OTHER EXPENSES			
7021 · Mileage Reimbursement	961.20	500.04	500.04
7060 · Guest Suite Expenses	3,084.65	291.66	291.66

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

	Jan - Dec 23	Budget	Annual Budget
7065 · Apartment Expense	827.00	200.00	200.00
7070 · WEBSITE	318.16	406.00	406.00
7080 · Security	236.63	150.00	150.00
7085 · Training	702.50		
7090 · Depreciation	7,703.00		
Total 7000 · OTHER EXPENSES	13,833.14	1,547.70	1,547.70
7015 · FEDERAL TAX	2,481.00	710.00	710.00
7435 · Special Assessment	140.00		
Total Expense	505,045.39	601,773.58	601,773.58
Net Ordinary Income	112,405.59	-39,263.22	-39,263.22
Other Income/Expense			
Other Income			
7300 · Transfers of Capital reserves	0.00		
Total Other Income	0.00		
Net Other Income	0.00		
Net Income	112,405.59	-39,263.22	-39,263.22