

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

	<b>Jan - Dec 24</b>	<b>Budget</b>	<b>Annual Budget</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Dues	540,700.04	533,280.00	533,280.00
4020 · Garage Dues	11,040.00	10,810.00	10,810.00
4021 · Garage Rent	8,883.23	12,960.00	12,960.00
4022 · Rental Income	2,949.19	12,800.00	12,800.00
4050 · Guest Suites - Taxable	20,180.51	8,805.00	8,805.00
4075 · Clubhouse & Pool	931.04	300.00	300.00
4100 · Interest earned	18,429.39	6,500.00	6,500.00
4175 · Miscellaneous Income	16,606.45	10,000.00	10,000.00
4200 · Comcast-Revenue Sharing	5,945.03	4,000.00	4,000.00
4202 · BCS-Revenue Sharing	2,803.92	2,500.00	2,500.00
<b>Total Income</b>	<b>628,468.80</b>	<b>601,955.00</b>	<b>601,955.00</b>
<b>Gross Profit</b>	<b>628,468.80</b>	<b>601,955.00</b>	<b>601,955.00</b>
<b>Expense</b>			
<b>3500 · Reserve-Expenses</b>			
3502 · Deck Repairs/Seal (6)	23,346.78	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	10,000.00	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	14,522.20	2,550.00	2,550.00
4007 · Pool Deck-Seal/Repair	0.00	0.00	0.00
<b>Total 3500 · Reserve-Expenses</b>	<b>193,452.48</b>	<b>183,427.00</b>	<b>183,427.00</b>
<b>5000 · GENERAL EXPENSES</b>			
5006 · Board Compensation	5,480.00	0.00	0.00
5010 · Trash Collection	20,594.70	23,695.00	23,695.00
5015 · Water- Condos	36,810.60	40,000.00	40,000.00
5016 · Water Irrigation	23,907.50	20,800.00	20,800.00
5020 · Sewer	25,004.02	26,000.00	26,000.00
5021 · Storm Water	18,071.81	15,500.00	15,500.00
5025 · Repairs	13,469.15	16,000.00	16,000.00
5030 · Lawn Care	36,185.36	36,156.00	36,156.00
5031 · Licenses	436.00	325.00	325.00
5035 · Snow Removal	9,963.92	30,000.00	30,000.00
5040 · Landscape Maintenance	15,078.86	3,000.00	3,000.00
5041 · Trees & Shrubs	2,370.87	3,000.00	3,000.00
5050 · Miscellaneous	790.18	750.00	750.00
5055 · Pest control	2,760.43	2,000.00	2,000.00
5060 · Hazard & Liability Insurance	86,049.00	86,049.00	86,049.00
5070 · Legal	5,111.09	4,000.00	4,000.00

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5071 · Accounting	6,160.90	4,100.00	4,100.00
5072 · Lock/Key	11.21	300.00	300.00
5075 · Postage and Delivery	786.51	350.00	350.00
5080 · Bank Charges	5.00	100.00	100.00
5085 · Light Bulbs	134.66		
5090 · Office Supplies	1,940.86	1,500.00	1,500.00
5095 · Computer Expense	1,143.93	1,200.00	1,200.00
5097 · Wages-Maintenance Person	45,241.48	35,880.00	35,880.00
5098 · Bookkeeper	243.75	0.00	0.00
5099 · Mileage	0.00	0.00	0.00
5100 · Management Fees	51,908.33	54,000.00	54,000.00
5103 · Employee appreciation	100.00		
5105 · Workers Comp Ins.	1,526.00	1,549.00	1,549.00
5110 · FICA expense	7,119.10	6,723.00	6,723.00
5115 · FUTA expense	85.46	840.00	840.00
5120 · SUTA expense	411.46	905.00	905.00
6560 · Payroll Expenses	306.53	100.00	100.00
5000 · GENERAL EXPENSES - Other	-51.35		
<b>Total 5000 · GENERAL EXPENSES</b>	<b>419,157.32</b>	<b>414,822.00</b>	<b>414,822.00</b>
<b>6000 · CLUBHOUSE EXPENSES</b>			
6015 · Water - Clubhouse	1,591.66	1,800.00	1,800.00
6020 · Cleaning	2,396.00	800.00	800.00
6025 · Carpet Shampooing	221.37	500.00	500.00
6035 · Gas	1,882.74	4,500.00	4,500.00
6040 · Electric	15,054.95	18,000.00	18,000.00
6050 · Telephone	37.06	0.00	0.00
6055 · Pool Supplies & Maintenance	5,667.63	4,500.00	4,500.00
6060 · Spa Supplies & Maintenance	1,515.23	2,000.00	2,000.00
6070 · Party/Suite Supplies	531.94	500.00	500.00
6085 · Fitness Room	5,705.48	6,500.00	6,500.00
6000 · CLUBHOUSE EXPENSES - Other	0.00	0.00	0.00
<b>Total 6000 · CLUBHOUSE EXPENSES</b>	<b>34,604.06</b>	<b>39,100.00</b>	<b>39,100.00</b>
<b>6500 · WF GARAGE EXPENSE</b>			
6510 · Repairs	230.63	600.00	600.00
6555 · Misc.	0.00	0.00	0.00
<b>Total 6500 · WF GARAGE EXPENSE</b>	<b>230.63</b>	<b>600.00</b>	<b>600.00</b>
66900 · Reconciliation Discrepancies	280.00		
<b>7000 · OTHER EXPENSES</b>			
7021 · Mileage Reimbursement	1,646.26	600.00	600.00
7050 · Dues and Subscriptions	231.24		
7060 · Guest Suite Expenses			
7075 · Sales Tax Expense	4.35	300.00	300.00
7060 · Guest Suite Expenses - Other	927.53	500.00	500.00

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<b>Total 7060 · Guest Suite Expenses</b>	931.88	800.00	800.00
<b>7065 · Apartment Expense</b>	402.83	200.00	200.00
<b>7070 · WEBSITE</b>	0.00	300.00	300.00
<b>7080 · Security</b>	2,647.60	150.00	150.00
<b>7085 · Training</b>	0.00	350.00	350.00
<b>Total 7000 · OTHER EXPENSES</b>	5,859.81	2,400.00	2,400.00
<b>7015 · FEDERAL TAX</b>	1,996.21	3,000.00	3,000.00
<b>7017 · State Income Tax</b>	250.00	500.00	500.00
<b>7435 · Special Assessment</b>	0.00	0.00	0.00
<b>Total Expense</b>	655,830.51	643,849.00	643,849.00
<b>Net Ordinary Income</b>	-27,361.71	-41,894.00	-41,894.00
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>7300 · Transfers of Capital reserves</b>	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>-27,361.71</b>	<b>-41,894.00</b>	<b>-41,894.00</b>