

**West Fork Village HOA
Financial Information
2nd Quarter, 2025**

	Apr - Jun 25	Jan - Jun 25	Annual Budget
Income			
4010 · Dues	150,930.00	302,130.00	604,800.00
4020 · Garage Dues	0.00	12,000.00	11,750.00
4021 · Garage Rent	2,370.64	5,070.64	9,000.00
4022 · Rental Income	3,400.00	5,803.22	6,000.00
4023 · Garage Miscellaneous	0.00	-120.00	
4050 · Guest Suites - Taxable	3,180.00	6,384.02	11,000.00
4075 · Clubhouse & Pool	79.91	-86.64	500.00
4100 · Interest earned	4,120.16	8,332.86	10,000.00
4175 · Miscellaneous Income	6,493.88	10,449.38	10,000.00
4200 · Comcast-Revenue Sharing	1,599.89	3,162.37	5,500.00
4202 · BCS-Revenue Sharing	580.26	1,057.29	2,500.00
5017 · Returned Check Charges	0.00	0.00	0.00
Total Income	172,754.74	354,183.14	671,050.00
Gross Profit	172,754.74	354,183.14	671,050.00
Expense			
3500 · Reserve-Expenses			
3502 · Deck Repairs/Seal (6)	12,323.75	12,323.75	25,000.00
3512 · Asphalt Remove and Replace	95,211.15	95,211.15	104,804.00
3513 · PM on Upper Decks	0.00	0.00	2,800.00
3514 · Painting the Balcony Rails	0.00	16.53	8,500.00
3526 · Clubhouse Repairs	10,460.64	10,460.64	10,000.00
3528 · Reserve Study	0.00	3,520.00	3,520.00
3529 · Bollard Lights	0.00	0.00	18,000.00
3530 · Paint & Resurface Pool	1,836.88	10,735.10	14,500.00
3531 · Television Replacement	0.00	385.79	410.00
3532 · Pool Pumphouse Repairs	2,500.47	6,318.80	3,800.00
4007 · Pool Deck-Seal/Repair	494.82	1,631.13	0.00
Total 3500 · Reserve-Expenses	122,827.71	140,602.89	191,334.00
5000 · GENERAL EXPENSES			
5006 · Board Compensation	1,200.00	2,400.00	4,800.00
5010 · Trash Collection	6,212.95	12,438.26	24,655.00
5015 · Water- Condos	10,976.05	22,460.78	43,000.00
5016 · Water Irrigation	3,558.50	3,699.09	23,000.00
5020 · Sewer	7,579.10	14,740.60	28,000.00
5021 · Storm Water	7,274.14	13,951.86	19,500.00
5025 · Repairs	4,510.16	8,408.42	16,000.00
5030 · Lawn Care	6,837.51	6,856.88	40,700.00
5035 · Snow Removal	0.00	11,682.47	20,000.00
5040 · Landscape Maintenance	1,598.20	2,207.82	5,000.00
5041 · Trees & Shrubs	1,504.42	1,647.00	6,500.00

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5050 · Miscellaneous	257.45	257.35	800.00
5055 · Pest control	400.00	1,000.00	3,000.00
5060 · Hazard & Liability Insurance	29,179.89	58,362.22	116,744.00
5070 · Legal	418.00	1,331.20	3,000.00
5071 · Accounting	1,425.00	2,412.50	4,500.00
5072 · Lock/Key	29.83	29.83	300.00
5075 · Postage and Delivery	365.00	432.76	450.00
5080 · Bank Charges	5.00	10.00	100.00
5085 · Light Bulbs	0.00	94.08	
5090 · Office Supplies	286.24	579.62	2,000.00
5095 · Computer Expense	0.00	1,090.06	3,000.00
5097 · Wages-Maintenance Person	15,246.00	28,438.00	43,680.00
5098 · Bookkeeper	781.25	1,706.25	24,000.00
5100 · Management Fees	12,999.99	25,991.65	52,000.00
5105 · Workers Comp Ins.	-109.00	3,104.00	2,154.00
5110 · FICA expense	2,220.60	4,294.40	7,359.00
5115 · FUTA expense	4.69	94.24	1,260.00
5120 · SUTA expense	280.67	554.47	900.00
5150 · Painting Expense	0.00	309.83	0.00
6560 · Payroll Expenses	104.87	701.73	100.00
Total 5000 · GENERAL EXPENSES	115,146.51	231,287.37	496,502.00
6000 · CLUBHOUSE EXPENSES			
6015 · Water - Clubhouse	592.42	835.35	1,950.00
6020 · Cleaning	510.00	1,245.00	2,500.00
6025 · Carpet Shampooing	0.00	0.00	400.00
6030 · Clubhouse Supplies	1,076.67	1,250.33	1,500.00
6035 · Gas	438.65	1,175.07	4,900.00
6040 · Electric	2,698.86	5,981.59	19,500.00
6050 · Telephone	118.98	235.50	0.00
6055 · Pool Supplies & Maintenance	1,114.59	1,688.24	5,000.00
6060 · Spa Supplies & Maintenance	230.28	1,359.71	3,000.00
6070 · Party/Suite Supplies	72.92	72.92	600.00
6085 · Fitness Room	866.85	1,116.13	7,800.00
6000 · CLUBHOUSE EXPENSES - Other	0.00	0.00	0.00
Total 6000 · CLUBHOUSE EXPENSES	7,720.22	14,959.84	47,150.00
6500 · WF GARAGE EXPENSE			
6510 · Repairs	0.00	0.00	600.00
6555 · Misc.	0.00	0.00	0.00
Total 6500 · WF GARAGE EXPENSE	0.00	0.00	600.00
66900 · Reconciliation Discrepancies	0.00	-280.00	
7000 · OTHER EXPENSES			
7021 · Mileage Reimbursement	660.42	1,053.05	1,500.00
7050 · Dues and Subscriptions	97.12	145.24	

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7060 · Guest Suite Expenses			
7075 · Sales Tax Expense	0.00	0.00	0.00
7060 · Guest Suite Expenses - Other	370.00	370.00	500.00
Total 7060 · Guest Suite Expenses	370.00	370.00	500.00
7065 · Apartment Expense	464.78	464.78	500.00
7070 · WEBSITE	60.32	60.32	265.00
7080 · Security	50.00	62.80	100.00
7090 · Depreciation	0.00	0.00	0.00
Total 7000 · OTHER EXPENSES	1,702.64	2,156.19	2,865.00
7015 · FEDERAL TAX	2,992.00	2,992.00	3,000.00
7017 · State Income Tax	434.00	434.00	
Total Expense	250,823.08	392,152.29	741,451.00