

**West Fork Village HOA
Financial Information
3rd Quarter, 2025**

| | Jul - Sep 25 | Jan - Sep 25 | Annual Budget |
|--------------------------------------|---------------------|---------------------|----------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 4010 · Dues | 151,200.00 | 440,425.64 | 604,800.00 |
| 4020 · Garage Dues | 0.00 | 12,000.00 | 11,750.00 |
| 4021 · Garage Rent | 1,800.00 | 6,870.64 | 9,000.00 |
| 4022 · Rental Income | 3,509.68 | 9,312.90 | 6,000.00 |
| 4023 · Garage Miscellaneous | 0.00 | -120.00 | |
| 4050 · Guest Suites - Taxable | 1,800.00 | 2,784.02 | 11,000.00 |
| 4051 · Guest Suites - Non Taxable | 2,700.00 | 8,100.00 | |
| 4075 · Clubhouse & Pool | 275.00 | 475.00 | 500.00 |
| 4100 · Interest earned | 3,646.45 | 12,054.00 | 10,000.00 |
| 4175 · Miscellaneous Income | 8,062.59 | 18,511.97 | 10,000.00 |
| 4200 · Comcast-Revenue Sharing | 1,555.36 | 4,717.73 | 5,500.00 |
| 4202 · BCS-Revenue Sharing | 525.27 | 1,582.56 | 2,500.00 |
| Total Income | 175,074.35 | 516,714.46 | 671,050.00 |
| Gross Profit | 175,074.35 | 516,714.46 | 671,050.00 |
| Expense | | | |
| 3500 · Reserve-Expenses | | | |
| 3502 · Deck Repairs/Seal (6) | 14,060.00 | 14,060.00 | 25,000.00 |
| 3509 · Concrete Walkways | 0.00 | 0.00 | 0.00 |
| 3512 · Asphalt Remove and Replace | 4,415.75 | 4,415.75 | 104,804.00 |
| 3513 · PM on Upper Decks | 0.00 | 0.00 | 2,800.00 |
| 3514 · Painting the Balcony Rails | 583.76 | 600.29 | 8,500.00 |
| 3526 · Clubhouse Repairs | 433.16 | 541.20 | 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 | 0.00 | 1,837.48 | 14,500.00 |
| 3531 · Television Replacement | 0.00 | 385.79 | 410.00 |
| 3532 · Pool Pumphouse Repairs | 0.00 | 6,318.80 | 3,800.00 |
| 4007 · Pool Deck-Seal/Repair | 0.00 | 1,631.13 | 0.00 |
| Total 3500 · Reserve-Expenses | 19,492.67 | 33,310.44 | 191,334.00 |
| 5000 · GENERAL EXPENSES | | | |
| 5006 · Board Compensation | 1,440.00 | 3,840.00 | 4,800.00 |
| 5010 · Trash Collection | 5,746.98 | 18,185.24 | 24,655.00 |
| 5015 · Water- Condos | 10,992.86 | 33,453.64 | 43,000.00 |
| 5016 · Water Irrigation | 12,801.01 | 16,500.10 | 23,000.00 |
| 5020 · Sewer | 7,467.67 | 22,208.27 | 28,000.00 |
| 5021 · Storm Water | 7,437.78 | 21,389.64 | 19,500.00 |
| 5025 · Repairs | 1,854.79 | 10,263.21 | 16,000.00 |
| 5030 · Lawn Care | 14,700.00 | 21,556.88 | 40,700.00 |

**West Fork Village HOA
Financial Information
3rd Quarter, 2025**

| | Jul - Sep 25 | Jan - Sep 25 | Annual Budget |
|---|---------------------|---------------------|----------------------|
| 5035 · Snow Removal | 0.00 | 11,682.47 | 20,000.00 |
| 5040 · Landscape Maintenance | 7,026.32 | 9,234.14 | 5,000.00 |
| 5041 · Trees & Shrubs | 744.08 | 2,391.08 | 6,500.00 |
| 5050 · Miscellaneous | 360.00 | 617.35 | 800.00 |
| 5055 · Pest control | 800.00 | 1,800.00 | 3,000.00 |
| 5060 · Hazard & Liability Insurance | 29,179.89 | 87,542.11 | 116,744.00 |
| 5070 · Legal | 2,139.12 | 3,470.32 | 3,000.00 |
| 5071 · Accounting | 1,880.50 | 4,293.00 | 4,500.00 |
| 5072 · Lock/Key | 221.91 | 251.74 | 300.00 |
| 5075 · Postage and Delivery | 0.00 | 432.76 | 450.00 |
| 5080 · Bank Charges | 0.00 | 10.00 | 100.00 |
| 5085 · Lighting | 706.12 | 800.20 | |
| 5090 · Office Supplies | 238.38 | 818.00 | 2,000.00 |
| 5095 · Computer Expense | 0.00 | 1,090.06 | 3,000.00 |
| 5097 · Wages-Maintenance Person | 13,677.13 | 42,115.13 | 43,680.00 |
| 5098 · Bookkeeper | 731.25 | 2,437.50 | 24,000.00 |
| 5100 · Management Fees | 15,489.16 | 41,480.81 | 52,000.00 |
| 5103 · Employee appreciation | 86.64 | 86.64 | |
| 5105 · Workers Comp Ins. | 0.00 | 3,104.00 | 2,154.00 |
| 5110 · FICA expense | 2,287.16 | 6,581.56 | 7,359.00 |
| 5115 · FUTA expense | 4.39 | 98.63 | 1,260.00 |
| 5120 · SUTA expense | 19.59 | 694.83 | 900.00 |
| 5150 · Painting Expense | 0.00 | 309.83 | 0.00 |
| 6560 · Payroll Expenses | 49.01 | 1,477.45 | 100.00 |
| Total 5000 · GENERAL EXPENSES | 138,081.74 | 370,216.59 | 496,502.00 |
| 6000 · CLUBHOUSE EXPENSES | | | |
| 6015 · Water - Clubhouse | 754.86 | 1,590.21 | 1,950.00 |
| 6020 · Cleaning | 470.00 | 1,812.71 | 2,500.00 |
| 6025 · Carpet Shampooing | 268.45 | 268.45 | 400.00 |
| 6030 · Clubhouse Supplies | 263.97 | 1,514.30 | 1,500.00 |
| 6035 · Gas | 927.43 | 2,102.50 | 4,900.00 |
| 6040 · Electric | 4,289.62 | 10,271.21 | 19,500.00 |
| 6050 · Telephone | 118.98 | 354.48 | 0.00 |
| 6055 · Pool Supplies & Maintenance | 1,129.09 | 2,817.33 | 5,000.00 |
| 6060 · Spa Supplies & Maintenance | 311.11 | 1,670.82 | 3,000.00 |
| 6070 · Party/Suite Supplies | 359.37 | 718.93 | 600.00 |
| 6085 · Fitness Room | 0.00 | 1,116.13 | 7,800.00 |
| 6000 · CLUBHOUSE EXPENSES - Other | 0.00 | 0.00 | 0.00 |
| Total 6000 · CLUBHOUSE EXPENSES | 8,892.88 | 24,237.07 | 47,150.00 |
| 6500 · WF GARAGE EXPENSE | | | |
| 6510 · Repairs | 0.00 | 0.00 | 600.00 |
| Total 6500 · WF GARAGE EXPENSE | 0.00 | 0.00 | 600.00 |
| 66900 · Reconciliation Discrepancies | 0.00 | -280.00 | |
| 7000 · OTHER EXPENSES | | | |

**West Fork Village HOA
Financial Information
3rd Quarter, 2025**

| | Jul - Sep 25 | Jan - Sep 25 | Annual Budget |
|--|---------------------|---------------------|----------------------|
| 7021 · Mileage Reimbursement | 718.64 | 1,771.69 | 1,500.00 |
| 7040 · Professional Development | 60.00 | 60.00 | |
| 7050 · Dues and Subscriptions | 283.74 | 428.98 | |
| 7060 · Guest Suite Expenses | | | |
| 7075 · Sales Tax Expense | 0.00 | 111.43 | 0.00 |
| 7060 · Guest Suite Expenses - Other | 827.25 | 1,197.25 | 500.00 |
| Total 7060 · Guest Suite Expenses | 827.25 | 1,308.68 | 500.00 |
| 7065 · Apartment Expense | 0.00 | 464.78 | 500.00 |
| 7070 · WEBSITE | 0.00 | 60.32 | 265.00 |
| 7080 · Security | 1,688.79 | 1,751.59 | 100.00 |
| 7085 · Training | 0.00 | 0.00 | 0.00 |
| 7090 · Depreciation | 0.00 | 5,374.50 | 0.00 |
| Total 7000 · OTHER EXPENSES | 3,578.42 | 11,220.54 | 2,865.00 |
| 7015 · FEDERAL TAX | 0.00 | 2,992.00 | 3,000.00 |
| 7017 · State Income Tax | 0.00 | 434.00 | |
| Total Expense | 170,045.71 | 442,130.64 | 741,451.00 |
| Net Ordinary Income | 5,028.64 | 74,583.82 | -70,401.00 |
| Other Income/Expense | | | |
| Other Income | | | |
| 7300 · Transfers of Capital reserves | 0.00 | 0.00 | 0.00 |
| Total Other Income | 0.00 | 0.00 | 0.00 |
| Net Other Income | 0.00 | 0.00 | 0.00 |
| Net Income | 5,028.64 | 74,583.82 | -70,401.00 |