

**West Fork Village HOA
Financial Information
4th Quarter, 2025**

	Oct - Dec 25	Jan - Dec 25	Annual Budget
Ordinary Income/Expense			
Income			
4010 · Dues	151,200.00	591,625.64	604,800.00
4020 · Garage Dues	0.00	12,000.00	11,750.00
4021 · Garage Rent	2,177.42	9,048.06	9,000.00
4022 · Rental Income	1,600.00	10,912.90	6,000.00
4023 · Garage Miscellaneous	239.00	119.00	
4050 · Guest Suites - Taxable	1,200.00	3,984.02	11,000.00
4051 · Guest Suites - Non Taxable	2,700.00	10,800.00	
4075 · Clubhouse & Patio	75.00	550.00	500.00
4100 · Interest earned	3,592.38	15,646.38	10,000.00
4174 · Late Fee Income	570.00	3,188.66	
4175 · Miscellaneous Income	-800.00	15,093.31	10,000.00
4200 · Comcast-Revenue Sharing	1,475.55	6,193.28	5,500.00
4202 · BCS-Revenue Sharing	861.68	2,444.24	2,500.00
Total Income	164,891.03	681,605.49	671,050.00
Gross Profit	164,891.03	681,605.49	671,050.00
Expense			
3500 · Reserve-Expenses			
3502 · Deck Repairs/Seal (6)	5,900.00	19,960.00	25,000.00
3512 · Asphalt Remove and Replace	19,600.00	24,015.75	104,804.00
3513 · PM on Upper Decks	0.00	0.00	2,800.00
3514 · Painting the Balcony Rails	0.00	600.29	8,500.00
3526 · Clubhouse Repairs	0.00	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	8,858.50	10,695.98	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	34,358.50	67,668.94	191,334.00
5000 · GENERAL EXPENSES			
5006 · Board Compensation	1,680.00	5,520.00	4,800.00
5010 · Trash Collection	6,997.52	25,182.76	24,655.00
5015 · Water- Condos	10,541.91	43,995.55	43,000.00
5016 · Water Irrigation	4,322.83	20,822.93	23,000.00
5020 · Sewer	7,110.53	29,318.80	28,000.00
5021 · Storm Water	7,600.55	28,990.19	19,500.00
5025 · Repairs	2,682.04	12,945.25	16,000.00

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5030 · Lawn Care	7,110.00	28,666.88	40,700.00
5031 · Licenses	16.00	16.00	
5035 · Snow Removal	863.51	12,545.98	20,000.00
5040 · Landscape Maintenance	189.88	9,424.02	5,000.00
5041 · Trees & Shrubs	4,600.00	6,991.08	6,500.00
5050 · Miscellaneous	0.00	617.35	800.00
5055 · Pest control	608.10	2,408.10	3,000.00
5060 · Hazard & Liability Insurance	29,179.89	116,722.00	116,744.00
5069 · Property Management	55,000.00	55,000.00	
5070 · Legal	350.00	3,820.32	3,000.00
5071 · Accounting	700.00	4,993.00	4,500.00
5072 · Lock/Key	68.50	320.24	300.00
5075 · Postage and Delivery	234.00	666.76	450.00
5080 · Bank Charges	0.00	10.00	100.00
5085 · Lighting	219.49	1,019.69	
5090 · Office Supplies	97.20	915.20	2,000.00
5095 · Computer Expense	1,071.85	2,161.91	3,000.00
5097 · Wages-Maintenance Person	16,939.76	59,054.89	43,680.00
5098 · Bookkeeper	831.25	3,268.75	24,000.00
5100 · Management Fees	6,600.00	48,080.81	52,000.00
5103 · Employee appreciation	159.44	246.08	
5105 · Workers Comp Ins.	0.00	3,104.00	2,154.00
5110 · FICA expense	1,884.32	8,465.88	7,359.00
5115 · FUTA expense	0.00	98.63	1,260.00
5120 · SUTA expense	0.00	694.83	900.00
5150 · Painting Expense	0.00	309.83	0.00
6560 · Payroll Expenses	1,106.33	2,583.78	100.00
Total 5000 · GENERAL EXPENSES	168,764.90	538,981.49	496,502.00
6000 · CLUBHOUSE EXPENSES			
6015 · Water - Clubhouse	295.57	1,885.78	1,950.00
6020 · Cleaning	150.00	1,962.71	2,500.00
6025 · Carpet Shampooing	0.00	268.45	400.00
6030 · Clubhouse Supplies	125.83	1,640.13	1,500.00
6035 · Gas	677.03	2,779.53	4,900.00
6040 · Electric	2,871.66	13,142.87	19,500.00
6050 · Telephone	118.98	473.46	0.00
6055 · Pool Supplies & Maintenance	528.23	3,345.56	5,000.00
6060 · Spa Supplies & Maintenance	6.03	1,676.85	3,000.00
6070 · Party/Suite Supplies	133.39	852.32	600.00

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6085 · Fitness Room	315.00	1,431.13	7,800.00
6000 · CLUBHOUSE EXPENSES - Other	0.00	0.00	0.00
Total 6000 · CLUBHOUSE EXPENSES	5,221.72	29,458.79	47,150.00
6500 · WF GARAGE EXPENSE			
6510 · Repairs	35.12	35.12	600.00
Total 6500 · WF GARAGE EXPENSE	35.12	35.12	600.00
66900 · Reconciliation Discrepancies	0.00	-280.00	
7000 · OTHER EXPENSES			
7021 · Mileage Reimbursement	324.15	2,095.84	1,500.00
7040 · Professional Development	0.00	60.00	
7050 · Dues and Subscriptions	61.28	490.26	
7060 · Guest Suite Expenses			
7075 · Sales Tax Expense	0.00	111.43	0.00
7060 · Guest Suite Expenses - Other	718.53	1,915.78	500.00
Total 7060 · Guest Suite Expenses	718.53	2,027.21	500.00
7065 · Apartment Expense	200.00	664.78	500.00
7070 · WEBSITE	719.64	779.96	265.00
7080 · Security	1,697.10	3,448.69	100.00
7090 · Depreciation	0.00	5,374.50	0.00
Total 7000 · OTHER EXPENSES	3,720.70	14,941.24	2,865.00
7015 · FEDERAL INCOME TAX	0.00	2,992.00	3,000.00
7017 · State Income Tax	0.00	434.00	
Total Expense	212,100.94	654,231.58	741,451.00
Net Ordinary Income	-47,209.91	27,373.91	-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	-47,209.91	27,373.91	-70,401.00