

**West Fork Village Owners Association, Inc.**  
**Profit & Loss Budget Performance**  
 January through June 2018

	Jan - Jun 18	Budget	Jan - Jun 18	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4010 · Dues	172,960.00	172,800.00	172,960.00	172,800.00	345,600.00
4020 · Garage Dues	8,196.65	8,200.00	8,196.65	8,200.00	8,200.00
4021 · Garage Rent	8,452.64	8,250.00	8,452.64	8,250.00	16,500.00
4022 · Rental Income	4,200.00	2,000.01	4,200.00	2,000.01	6,000.03
4050 · Guest Suites - Taxable	1,965.00	4,630.02	1,965.00	4,630.02	9,260.04
4075 · Clubhouse & Pool	875.00	500.04	875.00	500.04	1,000.08
4100 · Interest earned	869.25	900.00	869.25	900.00	1,800.00
4174 · Late Fee Income	1,660.00	1,010.04	1,660.00	1,010.04	2,020.08
4175 · Miscellaneous Income	5,860.00	4,625.04	5,860.00	4,625.04	9,250.08
4180 · Garages-Real Estate Sales	6,500.00	6,500.00	6,500.00	6,500.00	13,000.00
4200 · Comcast-Revenue Sharing	19,346.58	20,000.00	19,346.58	20,000.00	22,000.00
5017 · Returned Check Charges	20.00		20.00		
<b>Total Income</b>	<b>230,905.12</b>	<b>229,415.15</b>	<b>230,905.12</b>	<b>229,415.15</b>	<b>434,630.31</b>
<b>Gross Profit</b>	<b>230,905.12</b>	<b>229,415.15</b>	<b>230,905.12</b>	<b>229,415.15</b>	<b>434,630.31</b>
<b>Expense</b>					
3500 · Reserve-Expenses					
3501 · Apartment A & B - Remodel	905.51	2,500.00	905.51	2,500.00	2,500.00
3502 · Deck Repairs/Seal (6)	0.00	0.00	0.00	0.00	18,794.00
3503 · Fitness Equipment-Partial	2,000.00	2,500.00	2,000.00	2,500.00	2,500.00
3504 · Paint-5 Buildings	28.12	0.00	28.12	0.00	42,500.00
3505 · Site Drainage Sytem	0.00	1,600.00	0.00	1,600.00	1,600.00
3506 · Suite 1602-Carpet/Furniture	5,618.04	5,500.00	5,618.04	5,500.00	5,500.00
3507 · Wood Awnings-Repair (Composite)	0.00	0.00	0.00	0.00	6,365.00
<b>Total 3500 · Reserve-Expenses</b>	<b>8,551.67</b>	<b>12,100.00</b>	<b>8,551.67</b>	<b>12,100.00</b>	<b>79,759.00</b>
<b>5000 · GENERAL EXPENSES</b>					
5006 · Board Compensation	2,400.00	2,400.00	2,400.00	2,400.00	4,800.00
5010 · Trash Collection	11,638.64	8,880.00	11,638.64	8,880.00	17,760.00
5015 · Water	15,370.68	20,500.02	15,370.68	20,500.02	41,000.92
5020 · Sewer	7,001.87	7,175.04	7,001.87	7,175.04	14,350.08
5021 · Storm Water	4,491.36	3,855.00	4,491.36	3,855.00	7,710.00
5025 · Repairs	6,697.09	6,500.04	6,697.09	6,500.04	13,000.08
5030 · Lawn Care	6,292.00	9,438.00	6,292.00	9,438.00	22,022.00
5031 · Licenses	288.00	100.00	288.00	100.00	100.00
5035 · Snow Removal	17,530.00	13,333.36	17,530.00	13,333.36	20,000.04
5040 · Landscape Maintenance	413.00	642.87	413.00	642.87	1,500.03
5041 · Trees & Shrubs	0.00	4,000.00	0.00	4,000.00	4,000.00
5050 · Miscellaneous	403.18	375.00	403.18	375.00	750.00
5055 · Pest control	2,884.00	2,003.04	2,884.00	2,003.04	4,006.08
5060 · Hazard & Liability Insurance	22,418.96	22,659.76	22,418.96	22,659.76	44,392.00
5070 · Legal	1,439.50	1,000.02	1,439.50	1,000.02	2,000.04
5071 · Accounting	250.00	200.00	250.00	200.00	200.00

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Accrual Basis

	Jan - Jun 18	Budget	Jan - Jun 18	YTD Budget	Annual Budget
5072 · Lock/Key	0.00	100.00	0.00	100.00	100.00
5075 · Postage and Delivery	35.17	170.04	35.17	170.04	340.08
5080 · Bank Charges	60.00	30.00	60.00	30.00	60.00
5090 · Office Supplies	584.12	500.04	584.12	500.04	1,000.08
5095 · Computer Expense	99.99	250.00	99.99	250.00	250.00
5097 · Wages-Assistant Manager	8,227.50	9,300.00	8,227.50	9,300.00	18,600.00
5098 · Office Assistant	3,367.00	4,732.02	3,367.00	4,732.02	9,464.04
5100 · Management Fees	29,080.02	29,080.02	29,080.02	29,080.02	58,160.04
5105 · Workers Comp Ins.	1,233.15	1,690.83	1,233.15	1,690.83	3,381.66
5110 · FICA expense	3,111.60	3,385.50	3,111.60	3,385.50	6,771.00
5115 · FUTA expense	104.20	63.00	104.20	63.00	126.00
5120 · SUTA expense	208.18	205.02	208.18	205.02	410.04
<b>Total 5000 · GENERAL EXPENSES</b>	<b>145,629.21</b>	<b>152,568.62</b>	<b>145,629.21</b>	<b>152,568.62</b>	<b>296,433.22</b>
<b>6000 · CLUBHOUSE EXPENSES</b>					
6025 · Carpet Shampooing	175.00	150.00	175.00	150.00	748.00
6035 · Gas	989.17	1,250.04	989.17	1,250.04	2,500.08
6040 · Electric	6,622.80	8,000.04	6,622.80	8,000.04	16,000.08
6050 · Telephone	736.86	725.04	736.86	725.04	1,450.08
6055 · Pool Supplies & Maintenance	1,578.78	1,485.85	1,578.78	1,485.85	2,600.14
6060 · Spa Supplies & Maintenance	1,228.30	1,721.44	1,228.30	1,721.44	2,000.02
6070 · Party/Suite Supplies	469.33	300.00	469.33	300.00	600.00
6085 · Fitness Room	393.94	498.00	393.94	498.00	996.00
<b>Total 6000 · CLUBHOUSE EXPENSES</b>	<b>12,194.18</b>	<b>14,130.41</b>	<b>12,194.18</b>	<b>14,130.41</b>	<b>26,894.40</b>
<b>6500 · WF GARAGE EXPENSE</b>					
6510 · Repairs	29.41	306.00	29.41	306.00	306.00
6525 · Closing Fees	18.00		18.00		
6540 · Property Taxes	3.70	429.00	3.70	429.00	429.00
6545 · Commissions Paid	390.00	540.00	390.00	540.00	540.00
6550 · Title Charges	580.00	504.00	580.00	504.00	504.00
<b>Total 6500 · WF GARAGE EXPENSE</b>	<b>1,021.11</b>	<b>1,779.00</b>	<b>1,021.11</b>	<b>1,779.00</b>	<b>1,779.00</b>
66910 · Bank Service Charges	96.00		96.00		
<b>7000 · OTHER EXPENSES</b>					
7020 · Penalties	196.00		196.00		
7021 · Mileage Reimbursement	298.91	325.02	298.91	325.02	650.04
7070 · WEBSITE	56.22	91.00	56.22	91.00	91.00

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7080 · Security	442.69	2,540.00	442.69	2,540.00	2,540.00
7085 · Training	360.00	350.00	360.00	350.00	350.00
<b>Total 7000 · OTHER EXPENSES</b>	<u>1,353.82</u>	<u>3,306.02</u>	<u>1,353.82</u>	<u>3,306.02</u>	<u>3,631.04</u>
<b>Total Expense</b>	<u>168,845.99</u>	<u>183,884.05</u>	<u>168,845.99</u>	<u>183,884.05</u>	<u>408,496.66</u>
<b>Net Ordinary Income</b>	<u>62,059.13</u>	<u>45,531.10</u>	<u>62,059.13</u>	<u>45,531.10</u>	<u>26,133.65</u>
<b>Net Income</b>	<u><b>62,059.13</b></u>	<u><b>45,531.10</b></u>	<u><b>62,059.13</b></u>	<u><b>45,531.10</b></u>	<u><b>26,133.65</b></u>