

11:00 AM

11/21/18

Accrual Basis

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

	Jan - Sep 18	Budget	Jan - Sep 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4010 · Dues	259,360.00	259,200.00	259,360.00	259,200.00	345,600.00
4020 · Garage Dues	8,196.65	8,200.00	8,196.65	8,200.00	8,200.00
4021 · Garage Rent	12,327.64	12,375.00	12,327.64	12,375.00	16,500.00
4022 · Rental Income	8,448.38	4,000.02	8,448.38	4,000.02	6,000.03
4050 · Guest Suites - Taxable	4,635.00	6,945.03	4,635.00	6,945.03	9,260.04
4075 · Clubhouse & Pool	1,225.00	750.06	1,225.00	750.06	1,000.08
4100 · Interest earned	1,323.31	1,350.00	1,323.31	1,350.00	1,800.00
4174 · Late Fee Income	2,460.00	1,515.06	2,460.00	1,515.06	2,020.08
4175 · Miscellaneous Income	7,873.00	6,937.56	7,873.00	6,937.56	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	20,173.24	21,000.00	20,173.24	21,000.00	22,000.00
5007 · Collection Fees Billed	241.00		241.00		
5017 · Returned Check Charges	20.00		20.00		
Total Income	332,783.22	328,772.73	332,783.22	328,772.73	434,630.31
Gross Profit	332,783.22	328,772.73	332,783.22	328,772.73	434,630.31
Expense					
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	39,955.62	21,250.00	39,955.62	21,250.00	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	3,182.50	0.00	3,182.50	6,365.00
Total 3500 · Reserve-Expenses	48,479.17	36,532.50	48,479.17	36,532.50	79,759.00
5000 · GENERAL EXPENSES					
5006 · Board Compensation	3,600.00	3,600.00	3,600.00	3,600.00	4,800.00
5010 · Trash Collection	15,250.30	13,320.00	15,250.30	13,320.00	17,760.00
5015 · Water	35,322.25	35,313.25	35,322.25	35,313.25	41,000.92
5020 · Sewer	10,447.22	10,762.56	10,447.22	10,762.56	14,350.08
5021 · Storm Water	6,789.53	5,782.50	6,789.53	5,782.50	7,710.00
5025 · Repairs	10,134.89	9,750.06	10,134.89	9,750.06	13,000.08
5030 · Lawn Care	15,730.00	18,876.00	15,730.00	18,876.00	22,022.00
5031 · Licenses	298.00	100.00	298.00	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	827.50	1,285.74	827.50	1,285.74	1,500.03
5041 · Trees & Shrubs	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
5050 · Miscellaneous	403.18	750.00	403.18	750.00	750.00
5055 · Pest control	4,579.00	3,004.56	4,579.00	3,004.56	4,006.08
5060 · Hazard & Liability Insurance	32,649.02	33,525.88	32,649.02	33,525.88	44,392.00
5070 · Legal	1,762.50	1,500.03	1,762.50	1,500.03	2,000.04

11:00 AM

11/21/18

Accrual Basis

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

	Jan - Sep 18	Budget	Jan - Sep 18	YTD Budget	Annual Budget
5071 · Accounting	250.00	200.00	250.00	200.00	200.00
5072 · Lock/Key	0.00	100.00	0.00	100.00	100.00
5075 · Postage and Delivery	91.87	255.06	91.87	255.06	340.08
5080 · Bank Charges	63.20	45.00	63.20	45.00	60.00
5090 · Office Supplies	615.04	750.06	615.04	750.06	1,000.08
5095 · Computer Expense	99.99	250.00	99.99	250.00	250.00
5097 · Wages-Assistant Manager	12,997.50	13,950.00	12,997.50	13,950.00	18,600.00
5098 · Office Assistant	5,320.00	7,098.03	5,320.00	7,098.03	9,464.04
5100 · Management Fees	43,620.03	43,620.03	43,620.03	43,620.03	58,160.04
5105 · Workers Comp Ins.	2,038.29	2,625.75	2,038.29	2,625.75	3,560.67
5110 · FICA expense	4,738.22	5,078.25	4,738.22	5,078.25	6,771.00
5115 · FUTA expense	115.92	94.50	115.92	94.50	126.00
5120 · SUTA expense	282.19	307.53	282.19	307.53	410.04
Total 5000 · GENERAL EXPENSES	229,555.64	229,278.15	229,555.64	229,278.15	296,433.22
6000 · CLUBHOUSE EXPENSES					
6020 · Cleaning	150.00		150.00		
6025 · Carpet Shampooing	175.00	150.00	175.00	150.00	748.00
6035 · Gas	1,582.72	1,875.06	1,582.72	1,875.06	2,500.08
6040 · Electric	10,162.04	12,000.06	10,162.04	12,000.06	16,000.08
6050 · Telephone	1,012.93	1,087.56	1,012.93	1,087.56	1,450.08
6055 · Pool Supplies & Maintenance	2,339.87	2,600.14	2,339.87	2,600.14	2,600.14
6060 · Spa Supplies & Maintenance	1,228.30	2,000.02	1,228.30	2,000.02	2,000.02
6070 · Party/Suite Supplies	540.63	500.00	540.63	500.00	600.00
6085 · Fitness Room	607.94	747.00	607.94	747.00	996.00
Total 6000 · CLUBHOUSE EXPENSES	17,799.43	20,959.84	17,799.43	20,959.84	26,894.40
6500 · WF GARAGE EXPENSE					
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
Total 6500 · WF GARAGE EXPENSE	1,021.11	1,779.00	1,021.11	1,779.00	1,779.00
66910 · Bank Service Charges	96.00		96.00		

11:00 AM

11/21/18

Accrual Basis

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

	<u>Jan - Sep 18</u>	<u>Budget</u>	<u>Jan - Sep 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
7000 · OTHER EXPENSES					
7020 · Penalties	196.00		196.00		
7021 · Mileage Reimbursement	396.81	487.53	396.81	487.53	650.04
7065 · Apartment Expense	850.00		850.00		
7070 · WEBSITE	157.32	91.00	157.32	91.00	91.00
7080 · Security	1,250.94	2,540.00	1,250.94	2,540.00	2,540.00
7085 · Training	360.00	350.00	360.00	350.00	350.00
Total 7000 · OTHER EXPENSES	<u>3,211.07</u>	<u>3,468.53</u>	<u>3,211.07</u>	<u>3,468.53</u>	<u>3,631.04</u>
Total Expense	<u>300,162.42</u>	<u>292,018.02</u>	<u>300,162.42</u>	<u>292,018.02</u>	<u>408,496.66</u>
Net Ordinary Income	<u>32,620.80</u>	<u>36,754.71</u>	<u>32,620.80</u>	<u>36,754.71</u>	<u>26,133.65</u>
Net Income	<u>32,620.80</u>	<u>36,754.71</u>	<u>32,620.80</u>	<u>36,754.71</u>	<u>26,133.65</u>