

West Fork Village Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through June 2019

	Jan - Jun 19	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4010 · Dues	172,770.00	172,960.00	-190.00
4020 · Garage Dues	8,584.11	8,400.00	184.11
4021 · Garage Rent	7,625.00	7,500.00	125.00
4022 · Rental Income	9,967.60	9,000.00	967.60
4023 · Garage Miscellaneous	0.00	0.00	0.00
4050 · Guest Suites - Taxable	1,770.00	3,000.00	-1,230.00
4075 · Clubhouse & Pool	200.00	750.00	-550.00
4100 · Interest earned	2,183.93	900.00	1,283.93
4174 · Late Fee Income	1,160.00	0.00	1,160.00
4175 · Miscellaneous Income	5,705.00	5,000.04	704.96
4180 · Garages-Real Estate Sales	6,500.00	6,500.00	0.00
4200 · Comcast-Revenue Sharing	1,758.44	1,700.00	58.44
5007 · Collection Fees Billed	0.00	0.00	0.00
5017 · Returned Check Charges	0.00	20.00	-20.00
Total Income	218,224.08	215,730.04	2,494.04
Gross Profit	218,224.08	215,730.04	2,494.04
Expense			
3500 · Reserve-Expenses			
3501 · Apartment A & B - Remodel	0.00	0.00	0.00
3502 · Deck Repairs/Seal (6)	15,652.49	38,000.00	-22,347.51
3503 · Fitness Equipment-Partial	0.00	0.00	0.00
3504 · Paint-5 Buildings	39,868.41	42,500.00	-2,631.59
3505 · Site Drainage Sytem	0.00	0.00	0.00
3506 · Suite 1602-Carpet/Furniture	0.00	0.00	0.00
3507 · Wood Awnings-Repair (Composite)	8,000.00	10,200.00	-2,200.00
3508 · Asphalt/Crack Fill Repair	0.00	4,200.00	-4,200.00
3509 · Concrete Walkways	2,076.25	3,700.00	-1,623.75
Total 3500 · Reserve-Expenses	65,597.15	98,600.00	-33,002.85
5000 · GENERAL EXPENSES			
5006 · Board Compensation	2,400.00	2,400.00	0.00
5010 · Trash Collection	8,023.44	8,250.00	-226.56
5015 · Water	15,653.71	21,000.00	-5,346.29
5020 · Sewer	7,466.57	7,000.02	466.55
5021 · Storm Water	4,915.01	3,855.00	1,060.01
5025 · Repairs	6,855.55	6,000.00	855.55
5030 · Lawn Care	16,000.00	16,000.00	0.00
5031 · Licenses	35.00	238.00	-203.00
5035 · Snow Removal	13,744.85	7,500.00	6,244.85
5040 · Landscape Maintenance	2,466.00	642.87	1,823.13
5041 · Trees & Shrubs	8,000.00	8,000.00	0.00
5050 · Miscellaneous	360.00	750.00	-390.00
5055 · Pest control	550.00	1,900.02	-1,350.02
5060 · Hazard & Liability Insurance	25,821.65	23,464.02	2,357.63
5070 · Legal	6,267.00	1,000.02	5,266.98
5071 · Accounting	0.00	250.00	-250.00
5072 · Lock/Key	0.00	100.00	-100.00
5075 · Postage and Delivery	0.00	170.04	-170.04
5080 · Bank Charges	66.80	60.00	6.80
5090 · Office Supplies	1,062.72	400.02	662.70
5095 · Computer Expense	401.20	250.00	151.20
5097 · Wages-Assistant Manager	8,820.00	9,300.00	-480.00
5098 · Office Assistant	3,752.00	4,000.02	-248.02
5100 · Management Fees	30,291.67	30,534.00	-242.33
5105 · Workers Comp Ins.	1,235.40	1,330.02	-94.62
5110 · FICA expense	3,279.06	3,410.52	-131.46
5115 · FUTA expense	106.51	104.20	2.31
5120 · SUTA expense	300.36	375.00	-74.64
Total 5000 · GENERAL EXPENSES	167,874.50	158,283.77	9,590.73
6000 · CLUBHOUSE EXPENSES			

See Accountants Compilation Report

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6020 · Cleaning	0.00	0.00	0.00
6025 · Carpet Shampooing	125.00	0.00	125.00
6035 · Gas	1,015.69	1,000.02	15.67
6040 · Electric	6,136.87	7,000.02	-863.15
6050 · Telephone	729.14	725.04	4.10
6055 · Pool Supplies & Maintenance	13,513.48	1,114.32	12,399.16
6060 · Spa Supplies & Maintenance	957.99	514.32	443.67
6070 · Party/Suite Supplies	269.38	300.00	-30.62
6085 · Fitness Room	877.92	568.00	309.92
Total 6000 · CLUBHOUSE EXPENSES	23,625.47	11,221.72	12,403.75
6500 · WF GARAGE EXPENSE			
6510 · Repairs	0.00	306.00	-306.00
6525 · Closing Fees	300.00	18.00	282.00
6540 · Property Taxes	0.00	3.70	-3.70
6545 · Commissions Paid	390.00	390.00	0.00
6550 · Title Charges	690.00	580.00	110.00
Total 6500 · WF GARAGE EXPENSE	1,380.00	1,297.70	82.30
66910 · Bank Service Charges	25.05	0.00	25.05
7000 · OTHER EXPENSES			
7020 · Penalties	0.00	0.00	0.00
7021 · Mileage Reimbursement	211.48	325.08	-113.60
7060 · Guest Suite Expenses	26.45		
7065 · Apartment Expense	78.10	0.00	78.10
7070 · WEBSITE	171.42	91.00	80.42
7080 · Security	1,142.68	1,000.00	142.68
7085 · Training	0.00	360.00	-360.00
Total 7000 · OTHER EXPENSES	1,630.13	1,776.08	-145.95
7435 · Special Assessment	3,276.00		
Total Expense	263,408.30	271,179.27	-7,770.97
Net Ordinary Income	-45,184.22	-55,449.23	10,265.01
Net Income	-45,184.22	-55,449.23	10,265.01