

West Fork Village Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through June 2017

	Jan - Jun 17	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4010 · Dues	161,700.00	162,000.00	-300.00
4020 · Garage Dues	7,931.78	7,200.00	731.78
4021 · Garage Rent	7,600.00	8,100.00	-500.00
4022 · Rental Income	3,800.00	5,100.00	-1,300.00
4050 · Guest Suites - Taxable	4,245.00	3,940.02	304.98
4075 · Clubhouse & Pool	325.00	850.02	-525.02
4100 · Interest earned	405.53	520.02	-114.49
4174 · Late Fee Income	1,607.98	2,020.02	-412.04
4175 · Miscellaneous Income	5,850.42	4,250.04	1,600.38
4180 · Garages-Real Estate Sales	18,000.00	9,000.00	9,000.00
5017 · Returned Check Charges	80.00		
Total Income	211,545.71	202,980.12	8,565.59
Gross Profit	211,545.71	202,980.12	8,565.59
Expense			
4000 · Reserve-Expenses			
4001 · Balcony/Patio Rails-Paint 50%	0.00	5,000.00	-5,000.00
4002 · Asphalt-Crack Fill	0.00	0.00	0.00
4003 · Water Heater/Tanks-Replace	2,452.60	5,150.00	-2,697.40
4005 · Deck Repairs/Seal (6)	0.00	20,000.00	-20,000.00
Total 4000 · Reserve-Expenses	2,452.60	30,150.00	-27,697.40
5000 · GENERAL EXPENSES			
5006 · Board Compensation	6,000.00	5,400.00	600.00
5010 · Trash Collection	10,999.25	6,788.04	4,211.21
5015 · Water	15,341.94	20,000.04	-4,658.10
5020 · Sewer	6,411.23	7,000.02	-588.79
5021 · Storm Water	3,970.14	3,855.00	115.14
5025 · Repairs	8,836.78	5,372.52	3,464.26
5030 · Lawn Care	7,147.00	10,714.29	-3,567.29
5031 · Licences	10.00	121.02	-111.02
5035 · Snow Removal	4,895.00	8,142.87	-3,247.87
5040 · Landscape Maintenance	665.28	1,000.02	-334.74
5041 · Trees & Shrubs	4,760.00	0.00	4,760.00
5050 · Miscellaneous	10.50	0.00	10.50
5055 · Pest control	2,363.04	3,269.52	-906.48
5060 · Hazard & Liability Insurance	19,176.88	19,167.00	9.88
5070 · Legal	521.68	1,250.04	-728.36
5071 · Accounting	2,010.25	1,000.02	1,010.23
5072 · Lock/Key	90.00	100.00	-10.00
5075 · Postage and Delivery	123.63	340.02	-216.39
5080 · Bank Charges	36.00	16.00	20.00
5090 · Office Supplies	512.30	500.04	12.26

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5095 · Computer Expense	89.99	250.00	-160.01
5097 · Wages-Assistant Manager	6,022.50	8,400.00	-2,377.50
5098 · Office Assistant	4,641.00	5,000.04	-359.04
5100 · Management Fees	29,080.02	29,080.02	0.00
5105 · Workers Comp Ins.	1,581.02	1,780.02	-199.00
5110 · Fica expense	3,040.38	2,781.00	259.38
5115 · FUTA expense	105.99	630.00	-524.01
5120 · SUTA expense	222.37	273.00	-50.63
6560 · Payroll Expenses	14.00	31.50	-17.50
Total 5000 · GENERAL EXPENSES	138,678.17	142,262.04	-3,583.87
6000 · CLUBHOUSE EXPENSES			
6025 · Carpet Shampooing	0.00	0.00	0.00
6035 · Gas	891.83	2,267.04	-1,375.21
6040 · Electric	7,054.19	7,768.50	-714.31
6050 · Telephone	665.89	971.52	-305.63
6055 · Pool Supplies & Maintenance	1,180.89	1,861.02	-680.13
6060 · Spa Supplies & Maintenance	475.33	622.50	-147.17
6070 · Party/Suite Supplies	521.12	327.30	193.82
6085 · Fitness Room	248.91	402.50	-153.59
Total 6000 · CLUBHOUSE EXPENSES	11,038.16	14,220.38	-3,182.22
6500 · WF GARAGE EXPENSE			
6505 · Garage Cost Basis	8,000.00		
6510 · Repairs	0.00	306.00	-306.00
6525 · Closing Fees	1,872.86	420.00	1,452.86
6540 · Property Taxes	533.06	40.00	493.06
6545 · Commissions Paid	1,080.00	810.00	270.00
6550 · Title Charges	1,371.00	756.00	615.00
Total 6500 · WF GARAGE EXPENSE	12,856.92	2,332.00	10,524.92
66910 · Bank Service Charges	48.00		
7000 · OTHER EXPENSES			
7021 · Mileage Reimbursement	182.07	459.00	-276.93
7070 · WEBSITE	68.46	91.00	-22.54
7080 · Security	261.59	1,320.00	-1,058.41
Total 7000 · OTHER EXPENSES	512.12	1,870.00	-1,357.88
Total Expense	165,585.97	190,834.42	-25,248.45
Net Ordinary Income	45,959.74	12,145.70	33,814.04
Net Income	45,959.74	12,145.70	33,814.04