

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

	Jan - Dec 17	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Dues	323,700.00	324,000.00	-300.00
4020 · Garage Dues	7,931.78	7,200.00	731.78
4021 · Garage Rent	14,593.38	16,200.00	-1,606.62
4022 · Rental Income	3,800.00	10,200.00	-6,400.00
4050 · Guest Suites - Taxable	6,690.00	7,880.04	-1,190.04
4075 · Clubhouse & Pool	600.00	1,700.04	-1,100.04
4100 · Interest earned	406.71	1,040.04	-633.33
4174 · Late Fee Income	2,607.98	4,040.04	-1,432.06
4175 · Miscellaneous Income	13,610.42	8,500.08	5,110.34
4180 · Garages-Real Estate Sales	18,000.00	13,500.00	4,500.00
5017 · Returned Check Charges	120.00		
<b>Total Income</b>	<b>392,060.27</b>	<b>394,260.24</b>	<b>-2,199.97</b>
<b>Gross Profit</b>	<b>392,060.27</b>	<b>394,260.24</b>	<b>-2,199.97</b>
<b>Expense</b>			
4000 · Reserve-Expenses			
4001 · Balcony/Patio Rails-Paint 50%	0.00	7,500.00	-7,500.00
4002 · Asphalt-Crack Fill	3,830.00	4,100.00	-270.00
4003 · Water Heater/Tanks-Replace	4,905.18	5,150.00	-244.82
4005 · Deck Repairs/Seal (6)	10,447.50	20,000.00	-9,552.50
<b>Total 4000 · Reserve-Expenses</b>	<b>19,182.68</b>	<b>36,750.00</b>	<b>-17,567.32</b>
<b>5000 · GENERAL EXPENSES</b>			
5006 · Board Compensation	10,800.00	10,800.00	0.00
5010 · Trash Collection	18,301.80	13,576.08	4,725.72
5015 · Water	43,228.98	40,000.08	3,228.90
5020 · Sewer	13,389.70	14,000.04	-610.34
5021 · Storm Water	8,013.57	7,710.00	303.57
5025 · Repairs	15,266.32	10,745.04	4,521.28
5030 · Lawn Care	23,122.00	25,000.01	-1,878.01
5031 · Licences	10.00	242.04	-232.04
5035 · Snow Removal	5,940.00	19,000.03	-13,060.03
5040 · Landscape Maintenance	1,311.78	2,000.04	-688.26
5041 · Trees & Shrubs	4,760.00	0.00	4,760.00
5050 · Miscellaneous	1,632.50	1,240.00	392.50
5055 · Pest control	5,803.30	6,539.04	-735.74
5060 · Hazard & Liability Insurance	39,638.78	38,334.00	1,304.78
5070 · Legal	1,466.68	2,500.08	-1,033.40
5071 · Accounting	2,010.25	2,000.04	10.21
5072 · Lock/Key	90.00	100.00	-10.00
5075 · Postage and Delivery	262.97	680.04	-417.07
5080 · Bank Charges	36.00	16.00	20.00
5090 · Office Supplies	1,236.08	1,000.08	236.00
5095 · Computer Expense	89.99	250.00	-160.01
5097 · Wages-Assistant Manager	14,936.25	16,800.00	-1,863.75
5098 · Office Assistant	8,449.00	10,000.08	-1,551.08
5100 · Management Fees	58,160.04	58,160.04	0.00
5105 · Workers Comp Ins.	3,659.17	3,560.04	99.13
5110 · Fica expense	6,238.20	5,562.00	676.20
5115 · FUTA expense	168.00	1,260.00	-1,092.00
5120 · SUTA expense	344.50	546.00	-201.50
6560 · Payroll Expenses	14.00	63.00	-49.00
<b>Total 5000 · GENERAL EXPENSES</b>	<b>288,379.86</b>	<b>291,683.80</b>	<b>-3,303.94</b>

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	Jan - Dec 17	Budget	\$ Over Budget
<b>6000 · CLUBHOUSE EXPENSES</b>			
6025 · Carpet Shampooing	749.64	748.00	1.64
6035 · Gas	2,036.61	4,534.08	-2,497.47
6040 · Electric	14,641.97	15,537.00	-895.03
6050 · Telephone	1,495.11	1,943.04	-447.93
6055 · Pool Supplies & Maintenance	2,401.72	3,722.04	-1,320.32
6060 · Spa Supplies & Maintenance	751.04	1,245.00	-493.96
6070 · Party/Suite Supplies	1,001.59	600.06	401.53
6085 · Fitness Room	548.95	805.00	-256.05
<b>Total 6000 · CLUBHOUSE EXPENSES</b>	<b>23,626.63</b>	<b>29,134.22</b>	<b>-5,507.59</b>
<b>6500 · WF GARAGE EXPENSE</b>			
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
<b>Total 6500 · WF GARAGE EXPENSE</b>	<b>12,856.92</b>	<b>2,332.00</b>	<b>10,524.92</b>
66910 · Bank Service Charges	60.00		
<b>7000 · OTHER EXPENSES</b>			
7021 · Mileage Reimbursement	337.77	918.00	-580.23
7070 · WEBSITE	140.34	91.00	49.34
7080 · Security	2,342.16	1,320.00	1,022.16
<b>Total 7000 · OTHER EXPENSES</b>	<b>2,820.27</b>	<b>2,329.00</b>	<b>491.27</b>
<b>Total Expense</b>	<b>346,926.36</b>	<b>362,229.02</b>	<b>-15,302.66</b>
<b>Net Ordinary Income</b>	<b>45,133.91</b>	<b>32,031.22</b>	<b>13,102.69</b>
<b>Net Income</b>	<b>45,133.91</b>	<b>32,031.22</b>	<b>13,102.69</b>