

West Fork Village Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through December 2018

	Jan - Dec 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1025 · Insurance Funds	433,964.00		
4010 · Dues	345,760.00	345,600.00	160.00
4020 · Garage Dues	8,229.53	8,200.00	29.53
4021 · Garage Rent	16,265.04	16,500.00	-234.96
4022 · Rental Income	12,948.38	6,000.03	6,948.35
4023 · Garage Miscellaneous	3,959.30		
4050 · Guest Suites - Taxable	5,610.00	9,260.04	-3,650.04
4075 · Clubhouse & Pool	1,375.00	1,000.08	374.92
4100 · Interest earned	2,599.40	1,800.00	799.40
4174 · Late Fee Income	3,320.00	2,020.08	1,299.92
4175 · Miscellaneous Income	9,633.00	9,250.08	382.92
4180 · Garages-Real Estate Sales	13,000.00	13,000.00	0.00
4200 · Comcast-Revenue Sharing	21,042.63	22,000.00	-957.37
5007 · Collection Fees Billed	241.00		
5017 · Returned Check Charges	20.00		
Total Income	877,967.28	434,630.31	443,336.97
Gross Profit	877,967.28	434,630.31	443,336.97
Expense			
3500 · Reserve-Expenses			
3501 · Apartment A & B - Remodel	905.51	2,500.00	-1,594.49
3502 · Deck Repairs/Seal (6)	0.00	18,794.00	-18,794.00
3503 · Fitness Equipment-Partial	2,000.00	2,500.00	-500.00
3504 · Paint-5 Buildings	39,955.62	42,500.00	-2,544.38
3505 · Site Drainage Sytem	0.00	1,600.00	-1,600.00
3506 · Suite 1602-Carpet/Furniture	5,618.04	5,500.00	118.04
3507 · Wood Awnings-Repair (Composite)	0.00	6,365.00	-6,365.00
Total 3500 · Reserve-Expenses	48,479.17	79,759.00	-31,279.83
5000 · GENERAL EXPENSES			
5006 · Board Compensation	4,800.00	4,800.00	0.00
5010 · Trash Collection	19,376.72	17,760.00	1,616.72
5015 · Water	47,893.55	41,000.92	6,892.63
5020 · Sewer	13,944.32	14,350.08	-405.76
5021 · Storm Water	9,163.46	7,710.00	1,453.46
5025 · Repairs	14,079.92	13,000.08	1,079.84
5030 · Lawn Care	22,022.00	22,022.00	0.00
5031 · Licenses	298.00	100.00	198.00
5035 · Snow Removal	25,552.11	20,000.04	5,552.07
5040 · Landscape Maintenance	2,749.50	1,500.03	1,249.47
5041 · Trees & Shrubs	4,000.00	4,000.00	0.00
5050 · Miscellaneous	785.18	750.00	35.18
5055 · Pest control	5,584.00	4,006.08	1,577.92

West Fork Village Owners Association, Inc.
Profit & Loss Budget vs. Actual
 January through December 2018

	Jan - Dec 18	Budget	\$ Over Budget
5060 · Hazard & Liability Insurance	40,945.79	44,392.00	-3,446.21
5070 · Legal	2,685.50	2,000.04	685.46
5071 · Accounting	250.00	200.00	50.00
5072 · Lock/Key	0.00	100.00	-100.00
5075 · Postage and Delivery	155.01	340.08	-185.07
5080 · Bank Charges	63.20	60.00	3.20
5090 · Office Supplies	1,307.40	1,000.08	307.32
5095 · Computer Expense	99.99	250.00	-150.01
5097 · Wages-Assistant Manager	16,792.50	18,600.00	-1,807.50
5098 · Office Assistant	7,042.00	9,464.04	-2,422.04
5100 · Management Fees	58,160.04	58,160.04	0.00
5105 · Workers Comp Ins.	2,572.66	3,560.67	-988.01
5110 · FICA expense	6,272.58	6,771.00	-498.42
5115 · FUTA expense	126.00	126.00	0.00
5120 · SUTA expense	302.34	410.04	-107.70
Total 5000 · GENERAL EXPENSES	307,023.77	296,433.22	10,590.55
6000 · CLUBHOUSE EXPENSES			
6020 · Cleaning	150.00		
6025 · Carpet Shampooing	680.00	748.00	-68.00
6035 · Gas	1,889.33	2,500.08	-610.75
6040 · Electric	13,246.66	16,000.08	-2,753.42
6050 · Telephone	1,473.72	1,450.08	23.64
6055 · Pool Supplies & Maintenance	2,588.10	2,600.14	-12.04
6060 · Spa Supplies & Maintenance	1,228.30	2,000.02	-771.72
6070 · Party/Suite Supplies	869.93	600.00	269.93
6085 · Fitness Room	994.94	996.00	-1.06
Total 6000 · CLUBHOUSE EXPENSES	23,120.98	26,894.40	-3,773.42
6500 · WF GARAGE EXPENSE			
6510 · Repairs	118.41	306.00	-187.59
6525 · Closing Fees	168.00		
6540 · Property Taxes	3.70	429.00	-425.30
6545 · Commissions Paid	780.00	540.00	240.00
6550 · Title Charges	1,270.00	504.00	766.00
Total 6500 · WF GARAGE EXPENSE	2,340.11	1,779.00	561.11
66910 · Bank Service Charges	115.05		
7000 · OTHER EXPENSES			
7020 · Penalties	196.00		
7021 · Mileage Reimbursement	479.86	650.04	-170.18
7065 · Apartment Expense	850.00		
7070 · WEBSITE	142.71	91.00	51.71
7080 · Security	1,346.37	2,540.00	-1,193.63
7085 · Training	360.00	350.00	10.00

West Fork Village Owners Association, Inc.
Profit & Loss Budget vs. Actual
January through December 2018

	<u>Jan - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Total 7000 · OTHER EXPENSES	3,374.94	3,631.04	-256.10
Total Expense	384,454.02	408,496.66	-24,042.64
Net Ordinary Income	493,513.26	26,133.65	467,379.61
Net Income	<u>493,513.26</u>	<u>26,133.65</u>	<u>467,379.61</u>