

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

	Jan - Mar 19	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1025 · Insurance Funds	17,718.00	0.00	17,718.00
4010 · Dues	86,370.00	86,560.00	-190.00
4020 · Garage Dues	8,400.00	8,400.00	0.00
4021 · Garage Rent	3,875.00	3,750.00	125.00
4022 · Rental Income	5,467.60	4,500.00	967.60
4023 · Garage Miscellaneous	0.00	0.00	0.00
4050 · Guest Suites - Taxable	930.00	1,500.00	-570.00
4075 · Clubhouse & Pool	175.00	375.00	-200.00
4100 · Interest earned	1,168.27	450.00	718.27
4174 · Late Fee Income	710.00	0.00	710.00
4175 · Miscellaneous Income	2,095.00	2,500.02	-405.02
4180 · Garages-Real Estate Sales	0.00	6,500.00	-6,500.00
4200 · Comcast-Revenue Sharing	879.73	850.00	29.73
5007 · Collection Fees Billed	0.00	0.00	0.00
5017 · Returned Check Charges	0.00	20.00	-20.00
Total Income	127,788.60	115,405.02	12,383.58
Gross Profit	127,788.60	115,405.02	12,383.58
Expense			
3500 · Reserve-Expenses			
3501 · Apartment A & B - Remodel	0.00	0.00	0.00
3502 · Deck Repairs/Seal (6)	0.00	0.00	0.00
3503 · Fitness Equipment-Partial	0.00	0.00	0.00
3504 · Paint-5 Buildings	0.00	0.00	0.00
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)	0.00	0.00	0.00
3508 · Asphalt/Crack Fill Repair	0.00	0.00	0.00
3509 · Concrete Walkways	0.00	0.00	0.00
Total 3500 · Reserve-Expenses	0.00	0.00	0.00
5000 · GENERAL EXPENSES			
5006 · Board Compensation	1,200.00	1,200.00	0.00
5010 · Trash Collection	4,024.72	4,125.00	-100.28
5015 · Water	7,545.33	10,500.00	-2,954.67
5020 · Sewer	3,677.33	3,500.01	177.32
5021 · Storm Water	2,473.34	1,927.50	545.84
5025 · Repairs	2,122.64	3,000.00	-877.36
5030 · Lawn Care	4,000.00	4,000.00	0.00
5031 · Licenses	25.00	0.00	25.00
5035 · Snow Removal	9,359.85	7,500.00	1,859.85
5040 · Landscape Maintenance	39.01	0.00	39.01
5041 · Trees & Shrubs	5,500.00	5,500.00	0.00

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5050 · Miscellaneous	0.00	750.00	-750.00
5055 · Pest control	350.00	950.01	-600.01
5060 · Hazard & Liability Insurance	13,472.27	11,732.01	1,740.26
5070 · Legal	6,087.00	500.01	5,586.99
5071 · Accounting	0.00	250.00	-250.00
5072 · Lock/Key	0.00	0.00	0.00
5075 · Postage and Delivery	0.00	85.02	-85.02
5080 · Bank Charges	6.80	60.00	-53.20
5090 · Office Supplies	389.93	200.01	189.92
5095 · Computer Expense	0.00	0.00	0.00
5097 · Wages-Assistant Manager	3,885.00	4,650.00	-765.00
5098 · Office Assistant	1,722.00	2,000.01	-278.01
5100 · Management Fees	15,024.67	15,267.00	-242.33
5105 · Workers Comp Ins.	517.20	665.01	-147.81
5110 · FICA expense	1,578.32	1,705.26	-126.94
5115 · FUTA expense	75.64	77.53	-1.89
5120 · SUTA expense	218.87	187.50	31.37
Total 5000 · GENERAL EXPENSES	83,294.92	80,331.88	2,963.04
6000 · CLUBHOUSE EXPENSES			
6020 · Cleaning	0.00	0.00	0.00
6025 · Carpet Shampooing	125.00	0.00	125.00
6035 · Gas	572.96	500.01	72.95
6040 · Electric	3,067.99	3,500.01	-432.02
6050 · Telephone	368.43	362.52	5.91
6055 · Pool Supplies & Maintenance	274.96	0.00	274.96
6060 · Spa Supplies & Maintenance	517.49	0.00	517.49
6070 · Party/Suite Supplies	220.39	150.00	70.39
6085 · Fitness Room	214.00	214.00	0.00
Total 6000 · CLUBHOUSE EXPENSES	5,361.22	4,726.54	634.68
6500 · WF GARAGE EXPENSE			
6510 · Repairs	0.00	306.00	-306.00
6525 · Closing Fees	0.00	18.00	-18.00
6540 · Property Taxes	0.00	3.70	-3.70
6545 · Commissions Paid	0.00	390.00	-390.00
6550 · Title Charges	0.00	580.00	-580.00
Total 6500 · WF GARAGE EXPENSE	0.00	1,297.70	-1,297.70
66910 · Bank Service Charges	25.05	0.00	25.05

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7000 · OTHER EXPENSES			
7020 · Penalties	0.00	0.00	0.00
7021 · Mileage Reimbursement	61.33	162.54	-101.21
7065 · Apartment Expense	78.10	0.00	78.10
7070 · WEBSITE	135.54	91.00	44.54
7080 · Security	0.00	1,000.00	-1,000.00
7085 · Training	0.00	300.00	-300.00
Total 7000 · OTHER EXPENSES	<u>274.97</u>	<u>1,553.54</u>	<u>-1,278.57</u>
Total Expense	<u>88,956.16</u>	<u>87,909.66</u>	<u>1,046.50</u>
Net Ordinary Income	<u>38,832.44</u>	<u>27,495.36</u>	<u>11,337.08</u>
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