

**Forest West Owners Association**  
**YTD Profit & Loss Budget vs. Actual**  
**January 2013**

	Jan 13	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	12,441.14	12,441.00	0.14
4015 · Late Fees	50.00	30.00	20.00
4030 · Interest	2.56	0.00	2.56
4035 · Fines	250.00		
4040 · Miscellaneous Income	0.00		
<b>Total Income</b>	<b>12,743.70</b>	<b>12,471.00</b>	<b>272.70</b>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5113 · Bank Service Charge	8.00		
5115 · Collection Service	0.00		
5118 · Office Supplies	53.23	65.00	-11.77
5119 · Newsletters	0.00	0.00	0.00
5120 · Printing & Reproduction	45.25	20.00	25.25
5121 · Postage & Delivery	77.22	40.00	37.22
5135 · Licenses/Permits/Inspect	88.77	0.00	88.77
5140 · Meetings	0.00	25.00	-25.00
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5148 · Legal/Professional	0.00	0.00	0.00
5149 · Website Cost	52.89	30.00	22.89
5150 · Management Fees	1,070.00	1,070.00	0.00
5151 · Management Fee Other	0.00	0.00	0.00
5155 · Accounting/Audit Fees	0.00	0.00	0.00
5170 · Bad Debt Expense	0.00	25.00	-25.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<b>1,395.36</b>	<b>1,275.00</b>	<b>120.36</b>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	118.25	112.50	5.75
5220 · Insurance- Property	1,063.38	1,300.00	-236.62
5225 · Umbrella Insurance	165.00	185.00	-20.00
5230 · Liability Insurance	308.18	0.00	308.18
5240 · Auto Insurance	0.00	285.00	-285.00
<b>Total 5200 · Insurance</b>	<b>1,654.81</b>	<b>1,882.50</b>	<b>-227.69</b>
<b>5300 · Utilities</b>			
5310 · Electric	266.23	490.00	-223.77
5320 · Telephone/Long Distance	150.54	87.00	63.54
5330 · Trash Removal	340.08	345.00	-4.92
5340 · Water	218.33	2,020.00	-1,801.67
<b>Total 5300 · Utilities</b>	<b>975.18</b>	<b>2,942.00</b>	<b>-1,966.82</b>
<b>5400 · Contract Services</b>			
5404 · Janitorial	0.00	650.00	-650.00
5410 · Landscaping	0.00	700.00	-700.00
5415 · Pest Control	108.25	109.00	-0.75
5419 · Security	385.00	375.00	10.00
5420 · Pool/Jacuzzi Contract	270.63	250.00	20.63
<b>Total 5400 · Contract Services</b>	<b>763.88</b>	<b>2,084.00</b>	<b>-1,320.12</b>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	0.00	50.00	-50.00
5520 · Electrical Repair	0.00	120.00	-120.00
5525 · Exterior Repair	0.00	200.00	-200.00
5530 · Fences, Gates, & Walls	0.00	0.00	0.00
5540 · Interior	0.00	150.00	-150.00
5550 · Landscaping	0.00	300.00	-300.00
5565 · Plumbing Repairs	0.00	100.00	-100.00
5570 · Swimming Pool	0.00	100.00	-100.00
5575 · Roof Repairs	0.00	175.00	-175.00
5578 · Porter/Maid Service	757.77		
5580 · Sprinkler System(ext)	0.00	0.00	0.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<b>757.77</b>	<b>1,195.00</b>	<b>-437.23</b>

9:34 AM

02/17/13

Accrual Basis

**Forest West Owners Association**  
**YTD Profit & Loss Budget vs. Actual**  
**January 2013**

	<u>Jan 13</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
<b>5700 - Taxes</b>			
5720 - Income Tax	0.00	0.00	0.00
5730 - Property Tax	0.00	0.00	0.00
<b>Total 5700 - Taxes</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expense</b>	<u>5,547.00</u>	<u>9,378.50</u>	<u>-3,831.50</u>
<b>Net Ordinary Income</b>	7,196.70	3,092.50	4,104.20
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 - Interest (Construction) Expense	387.60	380.00	7.60
7000 - Restricted Expenses			
7010 - Restricted Reserve Expenses	0.00	1,333.00	-1,333.00
<b>Total 7000 - Restricted Expenses</b>	<u>0.00</u>	<u>1,333.00</u>	<u>-1,333.00</u>
<b>Total Other Expense</b>	<u>387.60</u>	<u>1,713.00</u>	<u>-1,325.40</u>
<b>Net Other Income</b>	<u>-387.60</u>	<u>-1,713.00</u>	<u>1,325.40</u>
<b>Net Income</b>	<u><u>6,809.10</u></u>	<u><u>1,379.50</u></u>	<u><u>5,429.60</u></u>