

Forest West Owners Association, Inc.
YTD Profit & Loss Budget vs. Actual
January 2016

	Jan 16	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4009 · Special Assessments	0.00	0.00	0.00
4010 · Regular Assesments	15,053.68	15,053.50	0.18
4015 · Late Fees	65.00	30.00	35.00
4030 · Interest	0.79	0.00	0.79
Total Income	<u>15,119.47</u>	<u>15,083.50</u>	<u>35.97</u>
Gross Profit	15,119.47	15,083.50	35.97
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	37.31	71.00	-33.69
5119 · Newsletters	0.00	0.00	0.00
5120 · Printing & Reproduction	0.00	18.00	-18.00
5121 · Postage & Delivery	0.00	35.00	-35.00
5135 · Licenses/Permits/Inspect	0.00	0.00	0.00
5148 · Legal/Professional	0.00	0.00	0.00
5149 · Website Cost	15.00	40.00	-25.00
5150 · Management Fees	1,170.00	1,170.00	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	0.00	0.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
Total 5100 · Administrative Expense	<u>1,222.31</u>	<u>1,334.00</u>	<u>-111.69</u>
5200 · Insurance			
5210 · D & O Liability Insurance	0.00	130.00	-130.00
5220 · Insurance- Property	1,925.78	1,525.00	400.78
5225 · Umbrella Insurance	0.00	165.00	-165.00
5230 · Liability Insurance	0.00	375.00	-375.00
5240 · Auto Insurance	0.00	0.00	0.00
Total 5200 · Insurance	<u>1,925.78</u>	<u>2,195.00</u>	<u>-269.22</u>
5300 · Utilities			
5310 · Electric	154.83		
5320 · Telephone/Long Distance	160.53	65.00	95.53
5330 · Trash Removal	298.34	380.00	-81.66
5340 · Water	986.68	3,322.00	-2,335.32
5300 · Utilities - Other	0.00	300.00	-300.00
Total 5300 · Utilities	<u>1,600.38</u>	<u>4,067.00</u>	<u>-2,466.62</u>
5400 · Contract Services			
5410 · Landscaping	392.95	395.00	-2.05
5415 · Pest Control	0.00	113.00	-113.00
5419 · Security	407.00	395.00	12.00
5420 · Pool/Jacuzzi Contract	270.63	260.00	10.63
Total 5400 · Contract Services	<u>1,070.58</u>	<u>1,163.00</u>	<u>-92.42</u>
5500 · Repairs & Maintenance			
5510 · Common Areas	35.00	133.00	-98.00
5520 · Electrical Repair	0.00	104.00	-104.00
5525 · Exterior Repair	451.05	580.00	-128.95
5530 · Fences, Gates, & Walls	0.00	423.00	-423.00
5540 · Interior	0.00	174.00	-174.00
5550 · Landscaping	0.00	100.00	-100.00
5565 · Plumbing Repairs	393.40	20.00	373.40
5570 · Swimming Pool	0.00	0.00	0.00
5575 · Roof Repairs	4,125.00	340.00	3,785.00
5578 · Porter/Maid Service	702.38	940.00	-237.62
5580 · Sprinkler System(ext)	0.00	0.00	0.00
Total 5500 · Repairs & Maintenance	<u>5,706.83</u>	<u>2,814.00</u>	<u>2,892.83</u>
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>11,525.88</u>	<u>11,573.00</u>	<u>-47.12</u>
Net Ordinary Income	3,593.59	3,510.50	83.09
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	73.48	120.00	-46.52
Total Other Expense	<u>73.48</u>	<u>120.00</u>	<u>-46.52</u>
Net Other Income	<u>-73.48</u>	<u>-120.00</u>	<u>46.52</u>
Net Income	<u><u>3,520.11</u></u>	<u><u>3,390.50</u></u>	<u><u>129.61</u></u>