

Forest West Owners Association, Inc.
YTD Profit & Loss Budget vs. Actual
January 2017

	Jan 17	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	16,559.18	16,558.85	0.33
4015 · Late Fees	70.00	30.00	40.00
4030 · Interest	0.76		
4035 · Fines	50.00		
Total Income	16,679.94	16,588.85	91.09
Gross Profit	16,679.94	16,588.85	91.09
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	70.49	100.00	-29.51
5120 · Printing & Reproduction	0.00	56.00	-56.00
5121 · Postage & Delivery	0.00	68.00	-68.00
5135 · Licenses/Permits/Inspect	0.00	0.00	0.00
5146 · Consulting Fees	0.00	0.00	0.00
5148 · Legal/Professional	0.00	85.00	-85.00
5149 · Website Cost	0.00	28.00	-28.00
5150 · Management Fees	1,170.00	1,170.00	0.00
5151 · Management Fee Other	0.00	36.00	-36.00
5154 · Advertising	0.00	36.00	-36.00
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	1,240.49	1,579.00	-338.51
5200 · Insurance			
5210 · D & O Liability Insurance	0.00	72.00	-72.00
5220 · Insurance- Property	1,977.91	2,064.00	-86.09
5225 · Umbrella Insurance	0.00	71.00	-71.00
5230 · Liability Insurance	0.00	191.00	-191.00
Total 5200 · Insurance	1,977.91	2,398.00	-420.09
5300 · Utilities			
5310 · Electric	91.60	305.00	-213.40
5320 · Telephone/Long Distance	164.55	61.00	103.55
5330 · Trash Removal	492.25	500.00	-7.75
5340 · Water	0.00	3,400.00	-3,400.00
Total 5300 · Utilities	748.40	4,266.00	-3,517.60
5400 · Contract Services			
5410 · Landscaping	412.59	400.00	12.59
5415 · Pest Control	177.14	222.00	-44.86
5419 · Security	419.00	407.00	12.00
5420 · Pool/Jacuzzi Contract	541.26	300.00	241.26
Total 5400 · Contract Services	1,549.99	1,329.00	220.99
5500 · Repairs & Maintenance			
5510 · Common Areas	83.24	715.00	-631.76
5520 · Electrical Repair	0.00	78.00	-78.00
5525 · Exterior Repair	662.50	1,050.00	-387.50
5530 · Fences, Gates, & Walls	0.00	50.00	-50.00
5532 · Foundation & Drainage	0.00	165.00	-165.00
5540 · Interior	0.00	150.00	-150.00
5545 · Cleaning	37.89		
5550 · Landscaping	0.00	118.00	-118.00
5565 · Plumbing Repairs	0.00	115.00	-115.00
5570 · Swimming Pool	0.00	0.00	0.00
5575 · Roof Repairs	0.00	568.00	-568.00
5578 · Porter/Maid Service	718.73	1,000.00	-281.27

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Accrual Basis

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	<u>Jan 17</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5580 · Sprinkler System(ext)	0.00	0.00	0.00
Total 5500 · Repairs & Maintenance	1,502.36	4,009.00	-2,506.64
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	7,019.15	13,581.00	-6,561.85
Net Ordinary Income	9,660.79	3,007.85	6,652.94
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	0.00	120.00	-120.00
Total Other Expense	0.00	120.00	-120.00
Net Other Income	0.00	-120.00	120.00
Net Income	<u>9,660.79</u>	<u>2,887.85</u>	<u>6,772.94</u>