

**Forest West Owners Association**  
**YTD Profit & Loss Budget vs. Actual**  
 January through October 2012

	Jan - Oct 12	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	124,411.40	124,410.00	1.40
4015 · Late Fees	340.00	500.00	-160.00
4030 · Interest	5.36		
4035 · Fines	300.00		
<b>Total Income</b>	<b>125,056.76</b>	<b>124,910.00</b>	<b>146.76</b>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5113 · Bank Service Charge	-62.03		
5115 · Collection Service	0.00		
5118 · Office Supplies	210.75	190.00	20.75
5120 · Printing & Reproduction	259.67	150.00	109.67
5121 · Postage & Delivery	459.88	360.00	99.88
5125 · Data Processing	0.00	175.00	-175.00
5140 · Meetings	132.74	250.00	-117.26
5145 · Foreclosed Unit Costs	1,345.66		
5148 · Legal/Professional	342.10	1,000.00	-657.90
5149 · Website Cost	314.76	240.00	74.76
5150 · Management Fees	10,700.00	10,700.00	0.00
5151 · Management Fee Other	0.00	2,100.00	-2,100.00
5155 · Accounting/Audit Fees	0.00	1,640.00	-1,640.00
5170 · Bad Debt Expense	5.00	90.00	-85.00
5180 · Admin-Misc. Expense	14.10		
<b>Total 5100 · Administrative Expense</b>	<b>13,722.63</b>	<b>16,895.00</b>	<b>-3,172.37</b>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	1,130.76	1,000.00	130.76
5220 · Insurance- Property	11,691.05	18,060.00	-6,368.95
5225 · Umbrella Insurance	1,650.00		
5230 · Liability Insurance	308.18		
5240 · Auto Insurance	3,107.16		
<b>Total 5200 · Insurance</b>	<b>17,887.15</b>	<b>19,060.00</b>	<b>-1,172.85</b>
<b>5300 · Utilities</b>			
5310 · Electric	5,090.43	6,170.00	-1,079.57
5320 · Telephone/Long Distance	440.64	870.00	-429.36
5330 · Trash Removal	3,400.80	3,400.00	0.80
5340 · Water	20,664.86	18,850.00	1,814.86
<b>Total 5300 · Utilities</b>	<b>29,596.73</b>	<b>29,290.00</b>	<b>306.73</b>
<b>5400 · Contract Services</b>			
5405 · Alarm Services	0.00		
5410 · Landscaping	6,900.00	7,800.00	-900.00
5415 · Pest Control	1,220.12	1,600.00	-379.88
5419 · Security	3,896.88	3,750.00	146.88
5420 · Pool/Jacuzzi Contract	4,165.00	4,000.00	165.00
<b>Total 5400 · Contract Services</b>	<b>16,182.00</b>	<b>17,150.00</b>	<b>-968.00</b>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	1,268.88	500.00	768.88
5520 · Electrical Repair	1,732.01	2,750.00	-1,017.99
5525 · Exterior Repair	0.00	21,500.00	-21,500.00
5530 · Fences, Gates, & Walls	16,369.10	3,000.00	13,369.10
5540 · Interior	1,392.90	1,500.00	-107.10
5550 · Landscaping	0.00	1,300.00	-1,300.00
5560 · Keys & Locks	7.11		
5565 · Plumbing Repairs	713.28	1,200.00	-486.72
5570 · Swimming Pool	715.95	1,000.00	-284.05
5575 · Roof Repairs	1,724.00	2,000.00	-276.00

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Accrual Basis

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5578 - Porter/Maid Service	6,470.00	4,500.00	1,970.00
5580 - Sprinkler System(ext)	403.00	600.00	-197.00
<b>Total 5500 - Repairs &amp; Maintenance</b>	<u>30,796.23</u>	<u>39,850.00</u>	<u>-9,053.77</u>
<b>Total Expense</b>	<u>108,184.74</u>	<u>122,245.00</u>	<u>-14,060.26</u>
<b>Net Ordinary Income</b>	16,872.02	2,665.00	14,207.02
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 - Interest (Construction) Expense	4,118.19		
7000 - Restricted Expenses			
7010 - Restricted Reserve Expenses	-376.00	7,000.00	-7,376.00
<b>Total 7000 - Restricted Expenses</b>	<u>-376.00</u>	<u>7,000.00</u>	<u>-7,376.00</u>
<b>Total Other Expense</b>	<u>3,742.19</u>	<u>7,000.00</u>	<u>-3,257.81</u>
<b>Net Other Income</b>	<u>-3,742.19</u>	<u>-7,000.00</u>	<u>3,257.81</u>
<b>Net Income</b>	<u><u>13,129.83</u></u>	<u><u>-4,335.00</u></u>	<u><u>17,464.83</u></u>