

11:34 AM

12/21/13

Accrual Basis

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

	<u>Jan - Nov 13</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	136,852.54	136,851.00	1.54
4015 · Late Fees	495.00	330.00	165.00
4030 · Interest	26.85	0.00	26.85
4035 · Fines	750.00		
4040 · Miscellaneous Income	0.00		
<b>Total Income</b>	<u>138,124.39</u>	<u>137,181.00</u>	<u>943.39</u>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5113 · Bank Service Charge	8.00		
5115 · Collection Service	0.00		
5118 · Office Supplies	1,109.45	715.00	394.45
5119 · Newsletters	0.00	60.00	-60.00
5120 · Printing & Reproduction	140.34	220.00	-79.66
5121 · Postage & Delivery	401.59	440.00	-38.41
5135 · Licenses/Permits/Inspect	88.77	200.00	-111.23
5140 · Meetings	16.78	275.00	-258.22
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5147 · Marketing	0.00		
5148 · Legal/Professional	1,370.08	1,000.00	370.08
5149 · Website Cost	389.83	330.00	59.83
5150 · Management Fees	11,770.00	11,770.00	0.00
5151 · Management Fee Other	1,397.50	0.00	1,397.50
5155 · Accounting/Audit Fees	1,800.00	1,800.00	0.00
5170 · Bad Debt Expense	300.00	275.00	25.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<u>18,792.34</u>	<u>17,085.00</u>	<u>1,707.34</u>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	1,309.91	1,237.50	72.41
5220 · Insurance- Property	12,451.60	14,300.00	-1,848.40
5225 · Umbrella Insurance	1,815.00	2,035.00	-220.00
5230 · Liability Insurance	3,409.02	0.00	3,409.02
5240 · Auto Insurance	0.00	3,135.00	-3,135.00
5245 · Fidelity Insurance	253.76		
<b>Total 5200 · Insurance</b>	<u>19,239.29</u>	<u>20,707.50</u>	<u>-1,468.21</u>
<b>5300 · Utilities</b>			
5310 · Electric	4,585.00	5,390.00	-805.00
5320 · Telephone/Long Distance	602.16	957.00	-354.84
5330 · Trash Removal	3,740.88	3,795.00	-54.12
5340 · Water	21,863.87	22,220.00	-356.13
<b>Total 5300 · Utilities</b>	<u>30,791.91</u>	<u>32,362.00</u>	<u>-1,570.09</u>
<b>5400 · Contract Services</b>			

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5404 · Janitorial	0.00	7,150.00	-7,150.00
5410 · Landscaping	4,322.45	7,700.00	-3,377.55
5415 · Pest Control	1,299.00	1,790.00	-491.00
5419 · Security	4,235.00	4,125.00	110.00
5420 · Pool/Jacuzzi Contract	2,976.93	2,750.00	226.93
<b>Total 5400 · Contract Services</b>	<b>12,833.38</b>	<b>23,515.00</b>	<b>-10,681.62</b>
<b>5500 · Repairs &amp; Maintenance</b>			
5506 · Building Repairs	0.00		
5510 · Common Areas	1,122.33	550.00	572.33
5520 · Electrical Repair	372.86	1,320.00	-947.14
5525 · Exterior Repair	14,218.56	2,200.00	12,018.56
5530 · Fences, Gates, & Walls	449.95	1,200.00	-750.05
5532 · Foundation & Drainage	4,850.00		
5540 · Interior	0.00	1,650.00	-1,650.00
5541 · Signage	147.22		
5550 · Landscaping	0.00	1,300.00	-1,300.00
5560 · Keys & Locks	170.88		
5565 · Plumbing Repairs	17.50	1,100.00	-1,082.50
5570 · Swimming Pool	1,136.63	1,100.00	36.63
5575 · Roof Repairs	4,659.00	1,925.00	2,734.00
5578 · Porter/Maid Service	10,606.05		
5580 · Sprinkler System(ext)	0.00	1,000.00	-1,000.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<b>37,750.98</b>	<b>13,345.00</b>	<b>24,405.98</b>
<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>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expense</b>	<b>119,407.90</b>	<b>107,014.50</b>	<b>12,393.40</b>
<b>Net Ordinary Income</b>	<b>18,716.49</b>	<b>30,166.50</b>	<b>-11,450.01</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	3,927.67	3,795.00	132.67
7000 · Restricted Expenses			
7010 · Restricted Reserve Expenses	16,800.00	14,663.00	2,137.00
<b>Total 7000 · Restricted Expenses</b>	<b>16,800.00</b>	<b>14,663.00</b>	<b>2,137.00</b>
<b>Total Other Expense</b>	<b>20,727.67</b>	<b>18,458.00</b>	<b>2,269.67</b>
<b>Net Other Income</b>	<b>-20,727.67</b>	<b>-18,458.00</b>	<b>-2,269.67</b>
<b>Net Income</b>	<b>-2,011.18</b>	<b>11,708.50</b>	<b>-13,719.68</b>