

Forest West Owners Association, Inc.
YTD Profit & Loss Budget vs. Actual
 January through November 2015

	Jan - Nov 15	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	150,538.96	150,535.00	3.96
4015 · Late Fees	555.00	330.00	225.00
4030 · Interest	10.22	0.00	10.22
4035 · Fines	400.00		
4040 · Miscellaneous Income	0.00		
Total Income	151,504.18	150,865.00	639.18
Gross Profit	151,504.18	150,865.00	639.18
Expense			
5100 · Administrative Expense			
5113 · Bank Service Charge	0.00		
5118 · Office Supplies	743.03	781.00	-37.97
5119 · Newsletters	25.00		
5120 · Printing & Reproduction	393.73	165.00	228.73
5121 · Postage & Delivery	682.92	385.00	297.92
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5140 · Meetings	0.00	0.00	0.00
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5148 · Legal/Professional	1,540.16	500.00	1,040.16
5149 · Website Cost	307.00	385.00	-78.00
5150 · Management Fees	12,870.00	12,870.00	0.00
5151 · Management Fee Other	50.00	1,900.00	-1,850.00
5154 · Advertising	0.00	60.00	-60.00
5155 · Accounting/Audit Fees	1,577.07	1,800.00	-222.93
5170 · Bad Debt Expense	0.00	1,000.00	-1,000.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
Total 5100 · Administrative Expense	18,188.91	20,046.00	-1,857.09
5200 · Insurance			
5210 · D & O Liability Insurance	1,166.22	1,353.00	-186.78
5220 · Insurance- Property	18,978.16	15,840.00	3,138.16
5225 · Umbrella Insurance	1,485.00	1,815.00	-330.00
5230 · Liability Insurance	4,013.11	0.00	4,013.11
5240 · Auto Insurance	0.00	3,135.00	-3,135.00
5245 · Fidelity Insurance	251.28		
Total 5200 · Insurance	25,893.77	22,143.00	3,750.77
5300 · Utilities			
5310 · Electric	3,413.62	4,950.00	-1,536.38
5320 · Telephone/Long Distance	626.40	957.00	-330.60
5330 · Trash Removal	3,750.40	3,850.00	-99.60
5340 · Water	39,564.76	35,200.00	4,364.76
Total 5300 · Utilities	47,355.18	44,957.00	2,398.18
5400 · Contract Services			
5410 · Landscaping	4,322.45	4,345.00	-22.55
5415 · Pest Control	3,084.44	1,830.00	1,254.44
5419 · Security	4,477.00	4,345.00	132.00
5420 · Pool/Jacuzzi Contract	2,976.93	2,981.00	-4.07
Total 5400 · Contract Services	14,860.82	13,501.00	1,359.82
5500 · Repairs & Maintenance			
5510 · Common Areas	3,410.37	1,463.00	1,947.37
5520 · Electrical Repair	1,612.66	1,144.00	468.66
5525 · Exterior Repair	5,860.55	6,380.00	-519.45
5530 · Fences, Gates, & Walls	165.13	550.00	-384.87
5540 · Interior	2,803.93	1,914.00	889.93
5550 · Landscaping	1,623.75	1,100.00	523.75
5555 · Lighting	1,511.62		
5565 · Plumbing Repairs	0.00	495.00	-495.00
5570 · Swimming Pool	1,353.13	6,500.00	-5,146.87

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5575 · Roof Repairs	4,838.52	4,257.00	581.52
5578 · Porter/Maid Service	10,640.42	10,813.00	-172.58
5580 · Sprinkler System(ext)	0.00	1,000.00	-1,000.00
Total 5500 · Repairs & Maintenance	33,820.08	35,616.00	-1,795.92
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	140,118.76	136,263.00	3,855.76
Net Ordinary Income	11,385.42	14,602.00	-3,216.58
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	1,477.97	2,035.00	-557.03
Total Other Expense	1,477.97	2,035.00	-557.03
Net Other Income	-1,477.97	-2,035.00	557.03
Net Income	<u>9,907.45</u>	<u>12,567.00</u>	<u>-2,659.55</u>