

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

	<u>Jan - Dec 16</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4009 · Special Assessments	0.00	0.00	0.00
4010 · Regular Assesments	180,644.16	180,642.00	2.16
4015 · Late Fees	785.00	360.00	425.00
4030 · Interest	6.77	0.00	6.77
4035 · Fines	2,550.00		
4040 · Miscellaneous Income	600.00		
<b>Total Income</b>	<u>184,585.93</u>	<u>181,002.00</u>	<u>3,583.93</u>
<b>Gross Profit</b>	184,585.93	181,002.00	3,583.93
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5118 · Office Supplies	1,495.99	852.00	643.99
5119 · Newsletters	0.00	80.00	-80.00
5120 · Printing & Reproduction	325.24	216.00	109.24
5121 · Postage & Delivery	757.26	420.00	337.26
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5148 · Legal/Professional	251.13	500.00	-248.87
5149 · Website Cost	317.59	480.00	-162.41
5150 · Management Fees	14,040.00	14,040.00	0.00
5151 · Management Fee Other	1,427.83	1,900.00	-472.17
5155 · Accounting/Audit Fees	1,581.48	1,600.00	-18.52
5170 · Bad Debt Expense	492.00	1,000.00	-508.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<u>20,688.52</u>	<u>21,288.00</u>	<u>-599.48</u>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	335.00	1,483.00	-1,148.00
5220 · Insurance- Property	25,253.40	17,365.00	7,888.40
5225 · Umbrella Insurance	0.00	1,980.00	-1,980.00
5230 · Liability Insurance	0.00	4,500.00	-4,500.00
5240 · Auto Insurance	0.00	0.00	0.00
<b>Total 5200 · Insurance</b>	<u>25,588.40</u>	<u>25,328.00</u>	<u>260.40</u>
<b>5300 · Utilities</b>			
5310 · Electric	3,301.35	4,650.00	-1,348.65
5320 · Telephone/Long Distance	812.12	780.00	32.12
5330 · Trash Removal	3,977.91	4,560.00	-582.09
5340 · Water	47,142.86	39,864.00	7,278.86
<b>Total 5300 · Utilities</b>	<u>55,234.24</u>	<u>49,854.00</u>	<u>5,380.24</u>
<b>5400 · Contract Services</b>			
5410 · Landscaping	4,911.80	4,740.00	171.80
5415 · Pest Control	1,944.47	1,356.00	588.47
5419 · Security	4,884.00	4,740.00	144.00
5420 · Pool/Jacuzzi Contract	2,706.28	3,120.00	-413.72
<b>Total 5400 · Contract Services</b>	<u>14,446.55</u>	<u>13,956.00</u>	<u>490.55</u>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	2,856.62	1,596.00	1,260.62
5515 · Clubhouse	43.41		
5520 · Electrical Repair	0.00	1,248.00	-1,248.00
5525 · Exterior Repair	4,592.59	6,960.00	-2,367.41
5530 · Fences, Gates, & Walls	1,873.44	5,076.00	-3,202.56
5532 · Foundation & Drainage	7,215.00		
5540 · Interior	1,550.00	2,088.00	-538.00
5541 · Signage	121.96		
5550 · Landscaping	984.38	1,200.00	-215.62
5560 · Keys & Locks	139.89		
5565 · Plumbing Repairs	2,899.55	240.00	2,659.55

4:13 PM

04/08/17

Accrual Basis

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

---

	<u>Jan - Dec 16</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5568 · HVAC	173.50		
5570 · Swimming Pool	9,303.66	5,800.00	3,503.66
5575 · Roof Repairs	6,600.00	4,080.00	2,520.00
5578 · Porter/Maid Service	12,926.13	11,280.00	1,646.13
5580 · Sprinkler System(ext)	0.00	1,000.00	-1,000.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<u>51,280.13</u>	<u>40,568.00</u>	<u>10,712.13</u>
<b>5700 · Taxes</b>			
5730 · Property Tax	0.00	0.00	0.00
<b>Total 5700 · Taxes</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expense</b>	<u>167,237.84</u>	<u>150,994.00</u>	<u>16,243.84</u>
<b>Net Ordinary Income</b>	17,348.09	30,008.00	-12,659.91
<b>Other Income/Expense</b>			
Other Expense			
6700 · Interest (Construction) Expense	-479.09	764.00	-1,243.09
<b>Total Other Expense</b>	<u>-479.09</u>	<u>764.00</u>	<u>-1,243.09</u>
<b>Net Other Income</b>	<u>479.09</u>	<u>-764.00</u>	<u>1,243.09</u>
<b>Net Income</b>	<u><u>17,827.18</u></u>	<u><u>29,244.00</u></u>	<u><u>-11,416.82</u></u>