

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

	Jan - Feb 13	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	24,882.28	24,882.00	0.28
4015 · Late Fees	105.00	60.00	45.00
4030 · Interest	4.93	0.00	4.93
4035 · Fines	250.00		
4040 · Miscellaneous Income	0.00		
<b>Total Income</b>	<b>25,242.21</b>	<b>24,942.00</b>	<b>300.21</b>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5113 · Bank Service Charge	8.00		
5115 · Collection Service	0.00		
5118 · Office Supplies	93.36	130.00	-36.64
5119 · Newsletters	0.00	20.00	-20.00
5120 · Printing & Reproduction	49.85	40.00	9.85
5121 · Postage & Delivery	87.80	80.00	7.80
5135 · Licenses/Permits/Inspect	88.77	0.00	88.77
5140 · Meetings	0.00	50.00	-50.00
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5147 · Marketing	16.78		
5148 · Legal/Professional	0.00	0.00	0.00
5149 · Website Cost	120.78	60.00	60.78
5150 · Management Fees	2,140.00	2,140.00	0.00
5151 · Management Fee Other	0.00	0.00	0.00
5155 · Accounting/Audit Fees	0.00	0.00	0.00
5170 · Bad Debt Expense	0.00	50.00	-50.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<b>2,605.34</b>	<b>2,570.00</b>	<b>35.34</b>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	236.50	225.00	11.50
5220 · Insurance- Property	2,126.76	2,600.00	-473.24
5225 · Umbrella Insurance	330.00	370.00	-40.00
5230 · Liability Insurance	616.36	0.00	616.36
5240 · Auto Insurance	0.00	570.00	-570.00
5245 · Fidelity Insurance	10.00		
<b>Total 5200 · Insurance</b>	<b>3,319.62</b>	<b>3,765.00</b>	<b>-445.38</b>
<b>5300 · Utilities</b>			
5310 · Electric	746.63	980.00	-233.37
5320 · Telephone/Long Distance	150.54	174.00	-23.46
5330 · Trash Removal	680.16	690.00	-9.84
5340 · Water	2,258.72	4,040.00	-1,781.28
<b>Total 5300 · Utilities</b>	<b>3,836.05</b>	<b>5,884.00</b>	<b>-2,047.95</b>
<b>5400 · Contract Services</b>			
5404 · Janitorial	0.00	1,300.00	-1,300.00
5410 · Landscaping	0.00	1,400.00	-1,400.00
5415 · Pest Control	108.25	809.00	-700.75
5419 · Security	770.00	750.00	20.00
5420 · Pool/Jacuzzi Contract	541.26	500.00	41.26
<b>Total 5400 · Contract Services</b>	<b>1,419.51</b>	<b>4,759.00</b>	<b>-3,339.49</b>

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Accrual Basis

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

	<u>Jan - Feb 13</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	0.00	100.00	-100.00
5520 · Electrical Repair	0.00	240.00	-240.00
5525 · Exterior Repair	0.00	400.00	-400.00
5530 · Fences, Gates, & Walls	0.00	300.00	-300.00
5540 · Interior	0.00	300.00	-300.00
5550 · Landscaping	0.00	300.00	-300.00
5565 · Plumbing Repairs	0.00	200.00	-200.00
5570 · Swimming Pool	649.50	200.00	449.50
5575 · Roof Repairs	0.00	350.00	-350.00
5578 · Porter/Maid Service	1,477.65		
5580 · Sprinkler System(ext)	0.00	600.00	-600.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<u>2,127.15</u>	<u>2,990.00</u>	<u>-862.85</u>
<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>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expense</b>	<u>13,307.67</u>	<u>19,968.00</u>	<u>-6,660.33</u>
<b>Net Ordinary Income</b>	11,934.54	4,974.00	6,960.54
<b>Other Income/Expense</b>			
Other Expense			
6700 · Interest (Construction) Expense	768.32	753.00	15.32
7000 · Restricted Expenses			
7010 · Restricted Reserve Expenses	0.00	2,666.00	-2,666.00
<b>Total 7000 · Restricted Expenses</b>	<u>0.00</u>	<u>2,666.00</u>	<u>-2,666.00</u>
<b>Total Other Expense</b>	<u>768.32</u>	<u>3,419.00</u>	<u>-2,650.68</u>
<b>Net Other Income</b>	<u>-768.32</u>	<u>-3,419.00</u>	<u>2,650.68</u>
<b>Net Income</b>	<u><u>11,166.22</u></u>	<u><u>1,555.00</u></u>	<u><u>9,611.22</u></u>