

**Forest West Owners Association**  
**YTD Profit & Loss Budget vs. Actual**  
 January through February 2014

	<u>Jan - Feb 14</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	24,882.28	24,882.00	0.28
4015 · Late Fees	45.00	60.00	-15.00
4030 · Interest	5.36		
<b>Total Income</b>	<u>24,932.64</u>	<u>24,942.00</u>	<u>-9.36</u>
<b>Expense</b>			
5100 · Administrative Expense			
5113 · Bank Service Charge	0.00		
5118 · Office Supplies	56.82	110.00	-53.18
5120 · Printing & Reproduction	49.28	40.00	9.28
5121 · Postage & Delivery	54.78	100.00	-45.22
5135 · Licenses/Permits/Inspect	56.29	0.00	56.29
5140 · Meetings	70.00	0.00	70.00
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5146 · Consulting Fees	0.00	0.00	0.00
5147 · Marketing	0.00	0.00	0.00
5148 · Legal/Professional	0.00	0.00	0.00
5149 · Website Cost	30.00	90.00	-60.00
5150 · Management Fees	2,340.00	2,340.00	0.00
5151 · Management Fee Other	540.00	0.00	540.00
5154 · Advertising	0.00	20.00	-20.00
5155 · Accounting/Audit Fees	0.00	0.00	0.00
5170 · Bad Debt Expense	-1,013.14	0.00	-1,013.14
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<u>2,184.03</u>	<u>2,700.00</u>	<u>-515.97</u>
5200 · Insurance			
5210 · D & O Liability Insurance	245.66	246.00	-0.34
5220 · Insurance- Property	2,881.16	2,400.00	481.16
5225 · Umbrella Insurance	330.00	350.00	-20.00
5230 · Liability Insurance	635.40	0.00	635.40
5240 · Auto Insurance	0.00	570.00	-570.00
5245 · Fidelity Insurance	54.16		
<b>Total 5200 · Insurance</b>	<u>4,146.38</u>	<u>3,566.00</u>	<u>580.38</u>
5300 · Utilities			
5310 · Electric	694.01	900.00	-205.99
5315 · Gas	0.00	174.00	-174.00
5320 · Telephone/Long Distance	153.54		
5330 · Trash Removal	680.16	700.00	-19.84
5340 · Water	6,243.57	4,000.00	2,243.57
<b>Total 5300 · Utilities</b>	<u>7,771.28</u>	<u>5,774.00</u>	<u>1,997.28</u>
5400 · Contract Services			
5410 · Landscaping	785.90	790.00	-4.10
5415 · Pest Control	108.25	218.00	-109.75
5419 · Security	780.00	770.00	10.00
5420 · Pool/Jacuzzi Contract	541.26	542.00	-0.74
<b>Total 5400 · Contract Services</b>	<u>2,215.41</u>	<u>2,320.00</u>	<u>-104.59</u>
5500 · Repairs & Maintenance			
5510 · Common Areas	1,458.05	100.00	1,358.05
5520 · Electrical Repair	878.99	150.00	728.99
5525 · Exterior Repair	5,816.81		
5530 · Fences, Gates, & Walls	0.00	778.00	-778.00
5540 · Interior	500.00	130.00	370.00
5550 · Landscaping	92.01	200.00	-107.99
5565 · Plumbing Repairs	445.00	178.00	267.00
5570 · Swimming Pool	0.00	200.00	-200.00
5575 · Roof Repairs	1,750.00	600.00	1,150.00
5578 · Porter/Maid Service	1,761.80	1,966.00	-204.20
5580 · Sprinkler System(ext)	0.00	600.00	-600.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<u>12,702.66</u>	<u>4,902.00</u>	<u>7,800.66</u>

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Accrual Basis

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	<u>Jan - Feb 14</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5700 · Taxes			
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>29,019.76</u>	<u>19,262.00</u>	<u>9,757.76</u>
<b>Net Ordinary Income</b>	-4,087.12	5,680.00	-9,767.12
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	536.09	599.00	-62.91
<b>Total Other Expense</b>	<u>536.09</u>	<u>599.00</u>	<u>-62.91</u>
<b>Net Other Income</b>	<u>-536.09</u>	<u>-599.00</u>	<u>62.91</u>
<b>Net Income</b>	<u><u>-4,623.21</u></u>	<u><u>5,081.00</u></u>	<u><u>-9,704.21</u></u>