

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

	Jan - Feb 16	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4009 · Special Assessments	0.00	0.00	0.00
4010 · Regular Assessments	30,107.36	30,107.00	0.36
4015 · Late Fees	135.00	60.00	75.00
4030 · Interest	1.37	0.00	1.37
4035 · Fines	50.00		
4040 · Miscellaneous Income	0.00		
<b>Total Income</b>	<u>30,293.73</u>	<u>30,167.00</u>	<u>126.73</u>
<b>Gross Profit</b>	30,293.73	30,167.00	126.73
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5118 · Office Supplies	121.75	142.00	-20.25
5119 · Newsletters	0.00	20.00	-20.00
5120 · Printing & Reproduction	69.59	36.00	33.59
5121 · Postage & Delivery	122.72	70.00	52.72
5135 · Licenses/Permits/Inspect	0.00	0.00	0.00
5148 · Legal/Professional	0.00	0.00	0.00
5149 · Website Cost	30.00	80.00	-50.00
5150 · Management Fees	2,340.00	2,340.00	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	0.00	0.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<u>2,684.06</u>	<u>2,688.00</u>	<u>-3.94</u>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	335.00	253.00	82.00
5220 · Insurance- Property	3,851.56	2,965.00	886.56
5225 · Umbrella Insurance	0.00	330.00	-330.00
5230 · Liability Insurance	0.00	750.00	-750.00
5240 · Auto Insurance	0.00	0.00	0.00
<b>Total 5200 · Insurance</b>	<u>4,186.56</u>	<u>4,298.00</u>	<u>-111.44</u>
<b>5300 · Utilities</b>			
5310 · Electric	546.80		
5320 · Telephone/Long Distance	160.53	130.00	30.53
5330 · Trash Removal	596.68	760.00	-163.32
5340 · Water	6,529.03	6,644.00	-114.97
5300 · Utilities - Other	0.00	600.00	-600.00
<b>Total 5300 · Utilities</b>	<u>7,833.04</u>	<u>8,134.00</u>	<u>-300.96</u>
<b>5400 · Contract Services</b>			
5410 · Landscaping	785.90	790.00	-4.10
5415 · Pest Control	56.83	226.00	-169.17
5419 · Security	814.00	790.00	24.00
5420 · Pool/Jacuzzi Contract	541.26	520.00	21.26
<b>Total 5400 · Contract Services</b>	<u>2,197.99</u>	<u>2,326.00</u>	<u>-128.01</u>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	157.67	266.00	-108.33
5520 · Electrical Repair	0.00	208.00	-208.00
5525 · Exterior Repair	685.35	1,160.00	-474.65
5530 · Fences, Gates, & Walls	80.19	846.00	-765.81
5540 · Interior	0.00	348.00	-348.00
5550 · Landscaping	0.00	200.00	-200.00
5565 · Plumbing Repairs	828.40	40.00	788.40
5568 · HVAC	361.31		
5570 · Swimming Pool	0.00	0.00	0.00
5575 · Roof Repairs	4,125.00	680.00	3,445.00
5578 · Porter/Maid Service	1,860.65	1,880.00	-19.35
5580 · Sprinkler System(ext)	0.00	600.00	-600.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<u>8,098.57</u>	<u>6,228.00</u>	<u>1,870.57</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>25,000.22</u>	<u>23,674.00</u>	<u>1,326.22</u>
<b>Net Ordinary Income</b>	5,293.51	6,493.00	-1,199.49
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	193.46	233.00	-39.54
<b>Total Other Expense</b>	<u>193.46</u>	<u>233.00</u>	<u>-39.54</u>
<b>Net Other Income</b>	-193.46	-233.00	39.54
<b>Net Income</b>	<u><u>5,100.05</u></u>	<u><u>6,260.00</u></u>	<u><u>-1,159.95</u></u>