

Forest West Owners Association, Inc.
YTD Profit & Loss Budget vs. Actual
 January through February 2017

	Jan - Feb 17	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	33,118.36	33,117.70	0.66
4015 · Late Fees	140.00	60.00	80.00
4030 · Interest	1.57		
4035 · Fines	50.00		
4040 · Miscellaneous Income	40.00		
Total Income	33,349.93	33,177.70	172.23
Gross Profit			
	33,349.93	33,177.70	172.23
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	115.84	200.00	-84.16
5120 · Printing & Reproduction	56.00	112.00	-56.00
5121 · Postage & Delivery	60.90	136.00	-75.10
5135 · Licenses/Permits/Inspect	0.00	0.00	0.00
5146 · Consulting Fees	0.00	0.00	0.00
5148 · Legal/Professional	0.00	170.00	-170.00
5149 · Website Cost	0.00	56.00	-56.00
5150 · Management Fees	2,340.00	2,340.00	0.00
5151 · Management Fee Other	0.00	72.00	-72.00
5154 · Advertising	0.00	72.00	-72.00
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
Total 5100 · Administrative Expense	2,572.74	3,158.00	-585.26
5200 · Insurance			
5210 · D & O Liability Insurance	0.00	144.00	-144.00
5220 · Insurance- Property	3,955.82	4,128.00	-172.18
5225 · Umbrella Insurance	0.00	142.00	-142.00
5230 · Liability Insurance	0.00	382.00	-382.00
Total 5200 · Insurance	3,955.82	4,796.00	-840.18
5300 · Utilities			
5310 · Electric	337.32	610.00	-272.68
5320 · Telephone/Long Distance	164.55	122.00	42.55
5330 · Trash Removal	1,583.74	1,000.00	583.74
5340 · Water	5,938.19	6,800.00	-861.81
Total 5300 · Utilities	8,023.80	8,532.00	-508.20
5400 · Contract Services			
5410 · Landscaping	825.18	800.00	25.18
5415 · Pest Control	356.27	444.00	-87.73
5419 · Security	838.00	814.00	24.00
5420 · Pool/Jacuzzi Contract	811.89	600.00	211.89
Total 5400 · Contract Services	2,831.34	2,658.00	173.34
5500 · Repairs & Maintenance			
5510 · Common Areas	83.24	1,430.00	-1,346.76
5520 · Electrical Repair	0.00	156.00	-156.00
5525 · Exterior Repair	1,225.61	2,100.00	-874.39
5530 · Fences, Gates, & Walls	0.00	100.00	-100.00
5532 · Foundation & Drainage	0.00	330.00	-330.00
5540 · Interior	0.00	300.00	-300.00
5545 · Cleaning	72.89		
5550 · Landscaping	132.61	236.00	-103.39
5565 · Plumbing Repairs	0.00	230.00	-230.00
5570 · Swimming Pool	0.00	0.00	0.00
5575 · Roof Repairs	0.00	1,136.00	-1,136.00
5578 · Porter/Maid Service	1,598.56	2,000.00	-401.44

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Accrual Basis

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	<u>Jan - Feb 17</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5580 · Sprinkler System(ext)	0.00	0.00	0.00
Total 5500 · Repairs & Maintenance	3,112.91	8,018.00	-4,905.09
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	20,496.61	27,162.00	-6,665.39
Net Ordinary Income	12,853.32	6,015.70	6,837.62
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	0.00	233.00	-233.00
Total Other Expense	0.00	233.00	-233.00
Net Other Income	0.00	-233.00	233.00
Net Income	<u>12,853.32</u>	<u>5,782.70</u>	<u>7,070.62</u>