

Forest West Owners Associtaion  
2015 Budget

	<b>TOTAL</b>												
	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>2015 Budget</b>
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
<b>4010 Regular Assessments</b>	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	13,685.00	164,220.00
<b>4015 Late Collection Fees</b>	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
<b>4030 Interest</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>13,715.00</b>	<b>164,580.00</b>
<b>Expense</b>													
<b>5100 Administrative Expenses</b>													
<b>5118 Office Supplies</b>	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	852.00
<b>5120 Copies</b>	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
<b>5121 Postage</b>	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
<b>5135 Licenses/Permits/Inspect</b>	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
<b>5140 Meetings</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>5145 Foreclosed Unit Costs</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>5148 Legal/Professional</b>	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>5149 Website costs</b>	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
<b>5150 Management Fees</b>	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	14,040.00
<b>5152 Management Fee Other</b>	0.00	0.00	500.00	0.00	900.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	1,900.00
<b>Newsletter</b>	0.00	20.00	0.00	20.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	20.00	80.00
<b>5155 Accounting / Audit</b>	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
<b>5170 Bad Debt Expense</b>	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>5180 Miscellaneous Expense</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 5100 Administrative Expenses</b>	<b>1,326.00</b>	<b>1,346.00</b>	<b>3,626.00</b>	<b>3,046.00</b>	<b>2,226.00</b>	<b>1,326.00</b>	<b>1,346.00</b>	<b>1,826.00</b>	<b>1,326.00</b>	<b>1,326.00</b>	<b>1,326.00</b>	<b>1,346.00</b>	<b>21,392.00</b>
<b>5200 Insurance</b>													
<b>5210 D &amp; O Liability Insurance</b>	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	1,476.00
<b>5220 Property/contents Ins.</b>	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	17,280.00
<b>5225 Umbrella</b>	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
<b>5230 General Liability</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>5240 Auto Insurance</b>	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	3,420.00
<b>Total 5200 Insurance</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>2,013.00</b>	<b>24,156.00</b>
<b>5300 Utilities</b>													
<b>5310 Electricity</b>	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
<b>5320 Telephone / Long Distance</b>	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	87.00	1,044.00
<b>5330 Waste removal</b>	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
<b>5340 Water / Sewer</b>	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	38,400.00
<b>Total 5300 Utilities</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>4,087.00</b>	<b>49,044.00</b>
<b>5400 Contracts</b>													
<b>5410 Lawn Maint - Contract</b>	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	4,740.00
<b>5415 Pest Control</b>	113.00	700.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	1,943.00
<b>5419 Courtesey Officer</b>	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	395.00	4,740.00
<b>5420 Pools/Jacuzzis - Contract</b>	271.00	271.00	271.00	271.00	271.00	271.00	271.00	271.00	271.00	271.00	271.00	271.00	3,252.00
<b>Total 5400 Contracts</b>	<b>1,174.00</b>	<b>1,761.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>1,174.00</b>	<b>14,675.00</b>

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	<b>TOTAL</b>												
	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>2015 Budget</b>
<b>5500 Repairs &amp; Maintenance</b>													
5510 Common Area	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	133.00	1,596.00
5520 Electrical Repair	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	104.00	1,248.00
5525 Exterior Repairs	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	580.00	6,960.00
5530 Fences, Gates & Walls	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5540 Interior repairs	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	174.00	2,088.00
5550 Landscaping	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5565 Plumbing Repairs	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
5570 Pool Repairs	100.00	100.00	5,500.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	6,600.00
5575 Roof	387.00	387.00	387.00	387.00	387.00	387.00	387.00	387.00	387.00	387.00	387.00	387.00	4,644.00
5578 Porter	983.00	983.00	983.00	983.00	983.00	983.00	983.00	983.00	983.00	983.00	983.00	983.00	11,796.00
5580 Sprinkler	0.00	600.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
<b>Total 5500 Repairs &amp; Maintenance</b>	<b>2,656.00</b>	<b>3,256.00</b>	<b>8,056.00</b>	<b>2,656.00</b>	<b>3,056.00</b>	<b>2,656.00</b>	<b>2,656.00</b>	<b>2,656.00</b>	<b>2,656.00</b>	<b>2,656.00</b>	<b>2,656.00</b>	<b>2,656.00</b>	<b>38,272.00</b>
<b>5700 Taxes</b>													
5730 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 5700 Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>6700 Interest (construction) Expense</b>													
6700 Interest (construction) Expense	220.00	213.00	206.00	199.00	192.00	185.00	178.00	171.00	164.00	157.00	150.00	143.00	2,178.00
<b>Total 6700 Interest (construction) Expense</b>	<b>220.00</b>	<b>213.00</b>	<b>206.00</b>	<b>199.00</b>	<b>192.00</b>	<b>185.00</b>	<b>178.00</b>	<b>171.00</b>	<b>164.00</b>	<b>157.00</b>	<b>150.00</b>	<b>143.00</b>	<b>2,178.00</b>
<b>Total Expense</b>	<b>11,476.00</b>	<b>12,676.00</b>	<b>19,162.00</b>	<b>13,175.00</b>	<b>12,748.00</b>	<b>11,441.00</b>	<b>11,454.00</b>	<b>11,927.00</b>	<b>11,420.00</b>	<b>11,413.00</b>	<b>11,406.00</b>	<b>11,419.00</b>	<b>149,717.00</b>
<b>Net Ordinary Income</b>	<b>2,239.00</b>	<b>1,039.00</b>	<b>-5,447.00</b>	<b>540.00</b>	<b>967.00</b>	<b>2,274.00</b>	<b>2,261.00</b>	<b>1,788.00</b>	<b>2,295.00</b>	<b>2,302.00</b>	<b>2,309.00</b>	<b>2,296.00</b>	<b>14,863.00</b>
<b>7000 Restricted Expense</b>													
7010 Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 7000 Restricted Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Principal payment on Loan</b>	<b>1,199.35</b>	<b>1,206.35</b>	<b>1,213.35</b>	<b>1,220.35</b>	<b>1,227.35</b>	<b>1,234.35</b>	<b>1,241.35</b>	<b>1,248.35</b>	<b>1,255.35</b>	<b>1,262.35</b>	<b>1,269.35</b>	<b>1,276.35</b>	<b>14,854.20</b>
<b>Bottom line Cash</b>	<b>1,039.65</b>	<b>-167.35</b>	<b>-6,660.35</b>	<b>-680.35</b>	<b>-260.35</b>	<b>1,039.65</b>	<b>1,019.65</b>	<b>539.65</b>	<b>1,039.65</b>	<b>1,039.65</b>	<b>1,039.65</b>	<b>1,019.65</b>	<b>8.80</b>