

Forest West Owners Associtaion
2016 Budget

	TOTAL												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2016 Budget
Ordinary Income/Expense													
Income													
4010 Regular Assessments	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	15,053.50	180,642.00
4015 Late Collection Fees	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
4030 Interest	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
Total Income	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	15,083.50	181,002.00
Expense													
5100 Administrative Expenses													
5118 Office Supplies	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
5120 Copies	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	216.00
5121 Postage	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
5135 Licenses/Permits/Inspect	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
5148 Legal/Professional	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
5149 Website costs	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
5150 Management Fees	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
5152 Management Fee Other	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
Newsletter	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
5155 Accounting / Audit	0.00	0.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
5170 Bad Debt Expense	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
5180 Miscellaneous 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
Total 5100 Administrative Expenses	1,334.00	1,354.00	3,434.00	3,054.00	2,234.00	1,334.00	1,354.00	1,834.00	1,334.00	1,334.00	1,334.00	1,354.00	21,288.00
5200 Insurance													
5210 D & O Liability Insurance	130.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	1,483.00
5220 Property/contents Ins.	1,525.00	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	17,365.00
5225 Umbrella	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
5230 General Liability	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
5240 Auto Insurance	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
Total 5200 Insurance	2,195.00	2,103.00	2,103.00	2,103.00	2,103.00	2,103.00	2,103.00	2,103.00	2,103.00	2,103.00	2,103.00	2,103.00	25,328.00
5300 Utilities													
5310 Electricity	300.00	300.00	400.00	400.00	450.00	450.00	450.00	450.00	450.00	400.00	300.00	300.00	4,650.00
5320 Telephone / Long Distance	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
5330 Waste removal	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00
5340 Water / Sewer	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	3,322.00	39,864.00
Total 5300 Utilities	4,067.00	4,067.00	4,167.00	4,167.00	4,217.00	4,217.00	4,217.00	4,217.00	4,217.00	4,167.00	4,067.00	4,067.00	49,854.00
5400 Contracts													
5410 Lawn Maint - Contract	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
5415 Pest Control	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
5419 Courtesey Officer	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
5420 Pools/Jacuzzis - Contract	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00
Total 5400 Contracts	1,163.00	1,750.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	1,163.00	14,543.00
5500 Repairs & Maintenance													
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

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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	423.00	423.00	423.00	423.00	423.00	423.00	423.00	423.00	423.00	423.00	423.00	423.00	5,076.00
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	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
5570 Pool Repairs	0.00	0.00	5,500.00	50.00	50.00	50.00	50.00	50.00	50.00	0.00	0.00	0.00	5,800.00
5575 Roof	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	4,080.00
5578 Porter	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	940.00	11,280.00
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
Total 5500 Repairs & Maintenance	<u>2,814.00</u>	<u>3,414.00</u>	<u>8,314.00</u>	<u>2,864.00</u>	<u>3,264.00</u>	<u>2,864.00</u>	<u>2,864.00</u>	<u>2,864.00</u>	<u>2,864.00</u>	<u>2,814.00</u>	<u>2,814.00</u>	<u>2,814.00</u>	<u>40,568.00</u>
5700 Taxes													
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
Total 5700 Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
6700 Interest (construction) Expense													
6700 Interest (construction) Expense	120.00	113.00	106.00	99.00	92.00	85.00	78.00	71.00	0.00	0.00	0.00	0.00	764.00
Total 6700 Interest (construction) Expense	<u>120.00</u>	<u>113.00</u>	<u>106.00</u>	<u>99.00</u>	<u>92.00</u>	<u>85.00</u>	<u>78.00</u>	<u>71.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>764.00</u>
Total Expense	<u>11,693.00</u>	<u>12,801.00</u>	<u>19,287.00</u>	<u>13,450.00</u>	<u>13,073.00</u>	<u>11,766.00</u>	<u>11,779.00</u>	<u>12,252.00</u>	<u>11,681.00</u>	<u>11,581.00</u>	<u>11,481.00</u>	<u>11,501.00</u>	<u>152,345.00</u>
Net Ordinary Income	<u>3,390.50</u>	<u>2,282.50</u>	<u>-4,203.50</u>	<u>1,633.50</u>	<u>2,010.50</u>	<u>3,317.50</u>	<u>3,304.50</u>	<u>2,831.50</u>	<u>3,402.50</u>	<u>3,502.50</u>	<u>3,602.50</u>	<u>3,582.50</u>	<u>28,657.00</u>
7000 Restricted Expense													
7010 Reserve Expense	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	18,064.20
Total 7000 Restricted Expense	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>1,505.35</u>	<u>18,064.20</u>
Principal payment on Loan	<u>1,299.35</u>	<u>1,306.35</u>	<u>1,313.35</u>	<u>1,320.35</u>	<u>1,327.35</u>	<u>1,334.35</u>	<u>1,341.35</u>	<u>1,348.35</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,590.80</u>
Bottom line Cash	<u><u>585.80</u></u>	<u><u>-529.20</u></u>	<u><u>-7,022.20</u></u>	<u><u>-1,192.20</u></u>	<u><u>-822.20</u></u>	<u><u>477.80</u></u>	<u><u>457.80</u></u>	<u><u>-22.20</u></u>	<u><u>1,897.15</u></u>	<u><u>1,997.15</u></u>	<u><u>2,097.15</u></u>	<u><u>2,077.15</u></u>	<u><u>2.00</u></u>