

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

|  | Jan - Mar 16 | Budget    | \$ Over Bu... |
|--|--------------|-----------|---------------|
| <b>Ordinary Income/Expense</b>             |              |           |               |
| <b>Income</b>                              |              |           |               |
| 4009 · Special Assessments                 | 0.00         | 0.00      | 0.00          |
| 4010 · Regular Assessments                 | 45,161.04    | 45,160.50 | 0.54          |
| 4015 · Late Fees                           | 190.00       | 90.00     | 100.00        |
| 4030 · Interest                            | 2.20         | 0.00      | 2.20          |
| 4035 · Fines                               | 3,550.00     |           |               |
| 4040 · Miscellaneous Income                | 0.00         |           |               |
| <b>Total Income</b>                        | 48,903.24    | 45,250.50 | 3,652.74      |
| <b>Gross Profit</b>                        | 48,903.24    | 45,250.50 | 3,652.74      |
| <b>Expense</b>                             |              |           |               |
| <b>5100 · Administrative Expense</b>       |              |           |               |
| 5118 · Office Supplies                     | 159.06       | 213.00    | -53.94        |
| 5119 · Newsletters                         | 0.00         | 20.00     | -20.00        |
| 5120 · Printing & Reproduction             | 69.59        | 54.00     | 15.59         |
| 5121 · Postage & Delivery                  | 122.72       | 105.00    | 17.72         |
| 5135 · Licenses/Permits/Inspect            | 0.00         | 0.00      | 0.00          |
| 5148 · Legal/Professional                  | 915.08       | 0.00      | 915.08        |
| 5149 · Website Cost                        | 75.00        | 120.00    | -45.00        |
| 5150 · Management Fees                     | 3,510.00     | 3,510.00  | 0.00          |
| 5151 · Management Fee Other                | 0.00         | 500.00    | -500.00       |
| 5155 · Accounting/Audit Fees               | 225.00       | 1,600.00  | -1,375.00     |
| 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> | 5,076.45     | 6,122.00  | -1,045.55     |
| <b>5200 · Insurance</b>                    |              |           |               |
| 5210 · D & O Liability Insurance           | 335.00       | 376.00    | -41.00        |
| 5220 · Insurance- Property                 | 5,777.34     | 4,405.00  | 1,372.34      |
| 5225 · Umbrella Insurance                  | 0.00         | 495.00    | -495.00       |
| 5230 · Liability Insurance                 | 0.00         | 1,125.00  | -1,125.00     |
| 5240 · Auto Insurance                      | 0.00         | 0.00      | 0.00          |
| <b>Total 5200 · Insurance</b>              | 6,112.34     | 6,401.00  | -288.66       |
| <b>5300 · Utilities</b>                    |              |           |               |
| 5310 · Electric                            | 952.41       |           |               |
| 5320 · Telephone/Long Distance             | 160.53       | 195.00    | -34.47        |
| 5330 · Trash Removal                       | 895.02       | 1,140.00  | -244.98       |
| 5340 · Water                               | 11,276.69    | 9,966.00  | 1,310.69      |
| 5300 · Utilities - Other                   | 0.00         | 1,000.00  | -1,000.00     |
| <b>Total 5300 · Utilities</b>              | 13,284.65    | 12,301.00 | 983.65        |
| <b>5400 · Contract Services</b>            |              |           |               |
| 5410 · Landscaping                         | 1,198.49     | 1,185.00  | 13.49         |
| 5415 · Pest Control                        | 229.90       | 339.00    | -109.10       |
| 5419 · Security                            | 1,221.00     | 1,185.00  | 36.00         |
| 5420 · Pool/Jacuzzi Contract               | 811.89       | 780.00    | 31.89         |
| <b>Total 5400 · Contract Services</b>      | 3,461.28     | 3,489.00  | -27.72        |

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Accrual Basis

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

|   | <u>Jan - Mar 16</u>    | <u>Budget</u>          | <u>\$ Over Bu...</u>   |
|---|------------------------|------------------------|------------------------|
| <b>5500 · Repairs &amp; Maintenance</b>       |                        |                        |                        |
| 5510 · Common Areas                           | 195.56                 | 399.00                 | -203.44                |
| 5520 · Electrical Repair                      | 0.00                   | 312.00                 | -312.00                |
| 5525 · Exterior Repair                        | 778.09                 | 1,740.00               | -961.91                |
| 5530 · Fences, Gates, & Walls                 | 80.19                  | 1,269.00               | -1,188.81              |
| 5540 · Interior                               | 0.00                   | 522.00                 | -522.00                |
| 5550 · Landscaping                            | 0.00                   | 300.00                 | -300.00                |
| 5565 · Plumbing Repairs                       | 2,391.66               | 60.00                  | 2,331.66               |
| 5568 · HVAC                                   | 361.31                 |                        |                        |
| 5570 · Swimming Pool                          | 0.00                   | 5,500.00               | -5,500.00              |
| 5575 · Roof Repairs                           | 4,125.00               | 1,020.00               | 3,105.00               |
| 5578 · Porter/Maid Service                    | 2,840.42               | 2,820.00               | 20.42                  |
| 5580 · Sprinkler System(ext)                  | 0.00                   | 600.00                 | -600.00                |
| <b>Total 5500 · Repairs &amp; Maintenance</b> | <u>10,772.23</u>       | <u>14,542.00</u>       | <u>-3,769.77</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>38,706.95</u>       | <u>42,855.00</u>       | <u>-4,148.05</u>       |
| <b>Net Ordinary Income</b>                    | 10,196.29              | 2,395.50               | 7,800.79               |
| <b>Other Income/Expense</b>                   |                        |                        |                        |
| Other Expense                                 |                        |                        |                        |
| 6700 · Interest (Construction) Expense        | 239.84                 | 339.00                 | -99.16                 |
| <b>Total Other Expense</b>                    | <u>239.84</u>          | <u>339.00</u>          | <u>-99.16</u>          |
| <b>Net Other Income</b>                       | <u>-239.84</u>         | <u>-339.00</u>         | <u>99.16</u>           |
| <b>Net Income</b>                             | <u><u>9,956.45</u></u> | <u><u>2,056.50</u></u> | <u><u>7,899.95</u></u> |