

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

	<u>Jan - Mar 17</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	49,677.54	49,676.55	0.99
4015 · Late Fees	215.00	90.00	125.00
4030 · Interest	2.59		
4035 · Fines	50.00		
4040 · Miscellaneous Income	90.00		
Total Income	<u>50,035.13</u>	<u>49,766.55</u>	<u>268.58</u>
Gross Profit	50,035.13	49,766.55	268.58
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	379.96	300.00	79.96
5120 · Printing & Reproduction	65.24	168.00	-102.76
5121 · Postage & Delivery	103.75	204.00	-100.25
5135 · Licenses/Permits/Inspect	0.00	0.00	0.00
5146 · Consulting Fees	0.00	0.00	0.00
5148 · Legal/Professional	161.00	255.00	-94.00
5149 · Website Cost	0.00	84.00	-84.00
5150 · Management Fees	3,510.00	3,510.00	0.00
5151 · Management Fee Other	0.00	108.00	-108.00
5154 · Advertising	0.00	108.00	-108.00
5155 · Accounting/Audit Fees	230.00	1,805.00	-1,575.00
5170 · Bad Debt Expense	0.00	0.00	0.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
Total 5100 · Administrative Expense	<u>4,449.95</u>	<u>6,542.00</u>	<u>-2,092.05</u>
5200 · Insurance			
5210 · D & O Liability Insurance	0.00	216.00	-216.00
5220 · Insurance- Property	5,933.73	6,192.00	-258.27
5225 · Umbrella Insurance	0.00	213.00	-213.00
5230 · Liability Insurance	0.00	573.00	-573.00
Total 5200 · Insurance	<u>5,933.73</u>	<u>7,194.00</u>	<u>-1,260.27</u>
5300 · Utilities			
5310 · Electric	692.49	915.00	-222.51
5320 · Telephone/Long Distance	164.55	183.00	-18.45
5330 · Trash Removal	2,075.99	1,500.00	575.99
5340 · Water	11,375.50	10,200.00	1,175.50
Total 5300 · Utilities	<u>14,308.53</u>	<u>12,798.00</u>	<u>1,510.53</u>
5400 · Contract Services			
5410 · Landscaping	1,237.77	1,200.00	37.77
5415 · Pest Control	415.11	666.00	-250.89
5419 · Security	1,257.00	1,221.00	36.00
5420 · Pool/Jacuzzi Contract	1,082.52	900.00	182.52
Total 5400 · Contract Services	<u>3,992.40</u>	<u>3,987.00</u>	<u>5.40</u>
5500 · Repairs & Maintenance			
5510 · Common Areas	83.24	2,145.00	-2,061.76
5520 · Electrical Repair	0.00	234.00	-234.00
5525 · Exterior Repair	2,957.24	3,150.00	-192.76
5530 · Fences, Gates, & Walls	0.00	150.00	-150.00
5532 · Foundation & Drainage	0.00	495.00	-495.00
5540 · Interior	0.00	450.00	-450.00
5545 · Cleaning	224.44		
5550 · Landscaping	132.61	354.00	-221.39
5565 · Plumbing Repairs	0.00	345.00	-345.00
5570 · Swimming Pool	0.00	455.00	-455.00
5575 · Roof Repairs	0.00	1,704.00	-1,704.00
5578 · Porter/Maid Service	2,665.86	3,000.00	-334.14

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Accrual Basis

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5580 · Sprinkler System(ext)	0.00	800.00	-800.00
Total 5500 · Repairs & Maintenance	6,063.39	13,282.00	-7,218.61
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	34,748.00	43,803.00	-9,055.00
Net Ordinary Income	15,287.13	5,963.55	9,323.58
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	0.00	339.00	-339.00
Total Other Expense	0.00	339.00	-339.00
Net Other Income	0.00	-339.00	339.00
Net Income	<u>15,287.13</u>	<u>5,624.55</u>	<u>9,662.58</u>