

Forest West Owners Association, Inc.
YTD Profit & Loss Budget vs. Actual
 January through April 2015

	Jan - Apr 15	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	54,741.44	54,740.00	1.44
4015 · Late Fees	170.00	120.00	50.00
4030 · Interest	4.01	0.00	4.01
4035 · Fines	150.00		
4040 · Miscellaneous Income	0.00		
Total Income	55,065.45	54,860.00	205.45
Gross Profit	55,065.45	54,860.00	205.45
Expense			
5100 · Administrative Expense			
5113 · Bank Service Charge	0.00		
5118 · Office Supplies	373.87	284.00	89.87
5120 · Printing & Reproduction	184.80	60.00	124.80
5121 · Postage & Delivery	201.31	140.00	61.31
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5140 · Meetings	0.00	0.00	0.00
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5148 · Legal/Professional	1,187.50	500.00	687.50
5149 · Website Cost	187.00	140.00	47.00
5150 · Management Fees	4,680.00	4,680.00	0.00
5151 · Management Fee Other	50.00	500.00	-450.00
5154 · Advertising	0.00	40.00	-40.00
5155 · Accounting/Audit Fees	225.00	1,800.00	-1,575.00
5170 · Bad Debt Expense	0.00	1,000.00	-1,000.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
Total 5100 · Administrative Expense	7,089.48	9,344.00	-2,254.52
5200 · Insurance			
5210 · D & O Liability Insurance	518.32	492.00	26.32
5220 · Insurance- Property	6,004.28	5,760.00	244.28
5225 · Umbrella Insurance	660.00	660.00	0.00
5230 · Liability Insurance	1,458.60	0.00	1,458.60
5240 · Auto Insurance	0.00	1,140.00	-1,140.00
5245 · Fidelity Insurance	111.68		
Total 5200 · Insurance	8,752.88	8,052.00	700.88
5300 · Utilities			
5310 · Electric	1,180.19	1,800.00	-619.81
5320 · Telephone/Long Distance	313.20	348.00	-34.80
5330 · Trash Removal	1,505.80	1,400.00	105.80
5340 · Water	10,797.00	12,800.00	-2,003.00
Total 5300 · Utilities	13,796.19	16,348.00	-2,551.81
5400 · Contract Services			
5410 · Landscaping	1,571.80	1,580.00	-8.20
5415 · Pest Control	336.93	1,039.00	-702.07
5419 · Security	1,628.00		
5420 · Pool/Jacuzzi Contract	811.89	1,084.00	-272.11
Total 5400 · Contract Services	4,348.62	3,703.00	645.62
5500 · Repairs & Maintenance			
5510 · Common Areas	916.30	532.00	384.30
5520 · Electrical Repair	0.00	416.00	-416.00
5525 · Exterior Repair	1,771.64	2,320.00	-548.36
5530 · Fences, Gates, & Walls	0.00	200.00	-200.00
5540 · Interior	477.58	696.00	-218.42
5550 · Landscaping	1,623.75	400.00	1,223.75
5555 · Lighting	1,263.53		
5565 · Plumbing Repairs	0.00	180.00	-180.00
5570 · Swimming Pool	1,353.13	5,800.00	-4,446.87
5575 · Roof Repairs	2,050.00	1,548.00	502.00

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Accrual Basis

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5578 · Porter/Maid Service	3,385.95	3,932.00	-546.05
5580 · Sprinkler System(ext)	0.00	600.00	-600.00
Total 5500 · Repairs & Maintenance	12,841.88	16,624.00	-3,782.12
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	46,829.05	54,071.00	-7,241.95
Net Ordinary Income	8,236.40	789.00	7,447.40
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	656.56	838.00	-181.44
Total Other Expense	656.56	838.00	-181.44
Net Other Income	-656.56	-838.00	181.44
Net Income	<u>7,579.84</u>	<u>-49.00</u>	<u>7,628.84</u>