

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

	Jan - Apr 16	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4009 · Special Assessments	0.00	0.00	0.00
4010 · Regular Assessments	60,214.72	60,214.00	0.72
4015 · Late Fees	265.00	120.00	145.00
4030 · Interest	2.71	0.00	2.71
4035 · Fines	2,050.00		
4040 · Miscellaneous Income	0.00		
Total Income	62,532.43	60,334.00	2,198.43
Gross Profit	62,532.43	60,334.00	2,198.43
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	418.35	284.00	134.35
5119 · Newsletters	0.00	40.00	-40.00
5120 · Printing & Reproduction	129.71	72.00	57.71
5121 · Postage & Delivery	207.12	140.00	67.12
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5148 · Legal/Professional	0.00	500.00	-500.00
5149 · Website Cost	182.59	160.00	22.59
5150 · Management Fees	4,680.00	4,680.00	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	1,000.00	-1,000.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
Total 5100 · Administrative Expense	5,842.77	9,176.00	-3,333.23
5200 · Insurance			
5210 · D & O Liability Insurance	335.00	499.00	-164.00
5220 · Insurance- Property	7,703.12	5,845.00	1,858.12
5225 · Umbrella Insurance	0.00	660.00	-660.00
5230 · Liability Insurance	0.00	1,500.00	-1,500.00
5240 · Auto Insurance	0.00	0.00	0.00
Total 5200 · Insurance	8,038.12	8,504.00	-465.88
5300 · Utilities			
5310 · Electric	1,213.82		
5320 · Telephone/Long Distance	321.06	260.00	61.06
5330 · Trash Removal	1,193.36	1,520.00	-326.64
5340 · Water	15,292.73	13,288.00	2,004.73
5300 · Utilities - Other	0.00	1,400.00	-1,400.00
Total 5300 · Utilities	18,020.97	16,468.00	1,552.97
5400 · Contract Services			
5410 · Landscaping	1,611.08	1,580.00	31.08
5415 · Pest Control	407.04	452.00	-44.96
5419 · Security	1,628.00	1,580.00	48.00
5420 · Pool/Jacuzzi Contract	811.89	1,040.00	-228.11
Total 5400 · Contract Services	4,458.01	4,652.00	-193.99

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Accrual Basis

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5500 · Repairs & Maintenance			
5510 · Common Areas	278.54	532.00	-253.46
5520 · Electrical Repair	0.00	416.00	-416.00
5525 · Exterior Repair	778.09	2,320.00	-1,541.91
5530 · Fences, Gates, & Walls	80.19	1,692.00	-1,611.81
5540 · Interior	0.00	696.00	-696.00
5550 · Landscaping	0.00	400.00	-400.00
5565 · Plumbing Repairs	2,391.66	80.00	2,311.66
5568 · HVAC	173.50		
5570 · Swimming Pool	0.00	5,550.00	-5,550.00
5575 · Roof Repairs	4,125.00	1,360.00	2,765.00
5578 · Porter/Maid Service	3,777.31	3,760.00	17.31
5580 · Sprinkler System(ext)	0.00	600.00	-600.00
Total 5500 · Repairs & Maintenance	<u>11,604.29</u>	<u>17,406.00</u>	<u>-5,801.71</u>
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>47,964.16</u>	<u>56,206.00</u>	<u>-8,241.84</u>
Net Ordinary Income	14,568.27	4,128.00	10,440.27
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	239.84	438.00	-198.16
Total Other Expense	<u>239.84</u>	<u>438.00</u>	<u>-198.16</u>
Net Other Income	<u>-239.84</u>	<u>-438.00</u>	<u>198.16</u>
Net Income	<u><u>14,328.43</u></u>	<u><u>3,690.00</u></u>	<u><u>10,638.43</u></u>