

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

	Jan - Apr 17	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	66,236.72	66,235.40	1.32
4015 · Late Fees	300.00	120.00	180.00
4030 · Interest	3.80		
4035 · Fines	150.00		
4040 · Miscellaneous Income	190.00		
Total Income	66,880.52	66,355.40	525.12
Gross Profit			
	66,880.52	66,355.40	525.12
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	389.28	400.00	-10.72
5120 · Printing & Reproduction	95.99	224.00	-128.01
5121 · Postage & Delivery	152.97	272.00	-119.03
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5146 · Consulting Fees	0.00	0.00	0.00
5148 · Legal/Professional	0.00	340.00	-340.00
5149 · Website Cost	167.38	112.00	55.38
5150 · Management Fees	4,680.00	4,680.00	0.00
5151 · Management Fee Other	0.00	144.00	-144.00
5154 · Advertising	0.00	144.00	-144.00
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	5,715.62	8,321.00	-2,605.38
5200 · Insurance			
5210 · D & O Liability Insurance	0.00	288.00	-288.00
5220 · Insurance- Property	7,911.64	8,256.00	-344.36
5225 · Umbrella Insurance	0.00	284.00	-284.00
5230 · Liability Insurance	0.00	764.00	-764.00
Total 5200 · Insurance	7,911.64	9,592.00	-1,680.36
5300 · Utilities			
5310 · Electric	934.24	1,220.00	-285.76
5320 · Telephone/Long Distance	329.10	244.00	85.10
5330 · Trash Removal	2,568.24	2,000.00	568.24
5340 · Water	17,301.92	13,600.00	3,701.92
Total 5300 · Utilities	21,133.50	17,064.00	4,069.50
5400 · Contract Services			
5410 · Landscaping	1,650.36	1,600.00	50.36
5415 · Pest Control	594.24	888.00	-293.76
5419 · Security	1,676.00	1,628.00	48.00
5420 · Pool/Jacuzzi Contract	1,353.15	1,200.00	153.15
Total 5400 · Contract Services	5,273.75	5,316.00	-42.25
5500 · Repairs & Maintenance			
5510 · Common Areas	196.90	2,860.00	-2,663.10
5520 · Electrical Repair	0.00	312.00	-312.00
5525 · Exterior Repair	2,957.24	4,200.00	-1,242.76
5530 · Fences, Gates, & Walls	37.89	200.00	-162.11
5532 · Foundation & Drainage	0.00	660.00	-660.00
5540 · Interior	0.00	600.00	-600.00
5545 · Cleaning	297.33		
5550 · Landscaping	132.61	472.00	-339.39
5565 · Plumbing Repairs	550.00	460.00	90.00
5570 · Swimming Pool	0.00	455.00	-455.00
5575 · Roof Repairs	0.00	2,272.00	-2,272.00
5578 · Porter/Maid Service	3,660.12	4,000.00	-339.88

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Accrual Basis

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	<u>Jan - Apr 17</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5580 · Sprinkler System(ext)	0.00	800.00	-800.00
Total 5500 · Repairs & Maintenance	7,832.09	17,291.00	-9,458.91
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	47,866.60	57,584.00	-9,717.40
Net Ordinary Income	19,013.92	8,771.40	10,242.52
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	0.00	438.00	-438.00
Total Other Expense	0.00	438.00	-438.00
Net Other Income	0.00	-438.00	438.00
Net Income	<u><u>19,013.92</u></u>	<u><u>8,333.40</u></u>	<u><u>10,680.52</u></u>