

**Forest West Owners Association**  
**YTD Profit & Loss Budget vs. Actual**  
 January through May 2013

	Jan - May 13	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	62,205.70	62,205.00	0.70
4015 · Late Fees	270.00	150.00	120.00
4030 · Interest	12.44	0.00	12.44
4035 · Fines	450.00		
4040 · Miscellaneous Income	0.00		
<b>Total Income</b>	<b>62,938.14</b>	<b>62,355.00</b>	<b>583.14</b>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5113 · Bank Service Charge	8.00		
5115 · Collection Service	0.00		
5118 · Office Supplies	308.57	325.00	-16.43
5119 · Newsletters	0.00	40.00	-40.00
5120 · Printing & Reproduction	92.40	100.00	-7.60
5121 · Postage & Delivery	175.60	200.00	-24.40
5135 · Licenses/Permits/Inspect	88.77	200.00	-111.23
5140 · Meetings	16.78	125.00	-108.22
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5147 · Marketing	0.00		
5148 · Legal/Professional	0.00	500.00	-500.00
5149 · Website Cost	239.83	150.00	89.83
5150 · Management Fees	5,350.00	5,350.00	0.00
5151 · Management Fee Other	1,397.50	0.00	1,397.50
5155 · Accounting/Audit Fees	0.00	1,800.00	-1,800.00
5170 · Bad Debt Expense	300.00	125.00	175.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<b>7,977.45</b>	<b>8,915.00</b>	<b>-937.55</b>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	591.25	562.50	28.75
5220 · Insurance- Property	5,316.90	6,500.00	-1,183.10
5225 · Umbrella Insurance	825.00	925.00	-100.00
5230 · Liability Insurance	1,540.90	0.00	1,540.90
5240 · Auto Insurance	0.00	1,425.00	-1,425.00
5245 · Fidelity Insurance	93.94		
<b>Total 5200 · Insurance</b>	<b>8,367.99</b>	<b>9,412.50</b>	<b>-1,044.51</b>
<b>5300 · Utilities</b>			
5310 · Electric	1,981.31	2,450.00	-468.69
5320 · Telephone/Long Distance	250.90	435.00	-184.10
5330 · Trash Removal	1,700.40	1,725.00	-24.60
5340 · Water	7,866.20	10,100.00	-2,233.80
<b>Total 5300 · Utilities</b>	<b>11,798.81</b>	<b>14,710.00</b>	<b>-2,911.19</b>
<b>5400 · Contract Services</b>			
5404 · Janitorial	0.00	3,250.00	-3,250.00
5410 · Landscaping	1,964.75	3,500.00	-1,535.25
5415 · Pest Control	433.00	1,136.00	-703.00
5419 · Security	1,925.00	1,875.00	50.00
5420 · Pool/Jacuzzi Contract	1,353.15	1,250.00	103.15
<b>Total 5400 · Contract Services</b>	<b>5,675.90</b>	<b>11,011.00</b>	<b>-5,335.10</b>

**Forest West Owners Association**  
**YTD Profit & Loss Budget vs. Actual**  
 January through May 2013

	<u>Jan - May 13</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
<b>5500 - Repairs &amp; Maintenance</b>			
5510 - Common Areas	53.54	250.00	-196.46
5520 - Electrical Repair	372.86	600.00	-227.14
5525 - Exterior Repair	13,975.00	1,000.00	12,975.00
5530 - Fences, Gates, & Walls	180.00	600.00	-420.00
5532 - Foundation & Drainage	4,850.00		
5540 - Interior	0.00	750.00	-750.00
5550 - Landscaping	0.00	1,300.00	-1,300.00
5565 - Plumbing Repairs	0.00	500.00	-500.00
5570 - Swimming Pool	649.50	500.00	149.50
5575 - Roof Repairs	3,284.00	875.00	2,409.00
5578 - Porter/Maid Service	4,643.00		
5580 - Sprinkler System(ext)	0.00	1,000.00	-1,000.00
<b>Total 5500 - Repairs &amp; Maintenance</b>	<u>28,007.98</u>	<u>7,375.00</u>	<u>20,632.98</u>
<b>5700 - Taxes</b>			
5720 - Income Tax	0.00	0.00	0.00
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>61,828.13</u>	<u>51,423.50</u>	<u>10,404.63</u>
<b>Net Ordinary Income</b>	1,110.01	10,931.50	-9,821.49
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 - Interest (Construction) Expense	1,875.75	1,830.00	45.75
7000 - Restricted Expenses			
7010 - Restricted Reserve Expenses	6,500.00	6,665.00	-165.00
<b>Total 7000 - Restricted Expenses</b>	<u>6,500.00</u>	<u>6,665.00</u>	<u>-165.00</u>
<b>Total Other Expense</b>	<u>8,375.75</u>	<u>8,495.00</u>	<u>-119.25</u>
<b>Net Other Income</b>	<u>-8,375.75</u>	<u>-8,495.00</u>	<u>119.25</u>
<b>Net Income</b>	<u><u>-7,265.74</u></u>	<u><u>2,436.50</u></u>	<u><u>-9,702.24</u></u>