

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

	Jan - May 17	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	82,795.90	82,794.25	1.65
4015 · Late Fees	385.00	150.00	235.00
4030 · Interest	5.15		
4035 · Fines	150.00		
4040 · Miscellaneous Income	190.00		
Total Income	83,526.05	82,944.25	581.80
Gross Profit			
	83,526.05	82,944.25	581.80
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	389.28	500.00	-110.72
5120 · Printing & Reproduction	95.99	280.00	-184.01
5121 · Postage & Delivery	152.97	340.00	-187.03
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5146 · Consulting Fees	0.00	0.00	0.00
5148 · Legal/Professional	0.00	425.00	-425.00
5149 · Website Cost	197.38	140.00	57.38
5150 · Management Fees	5,850.00	5,850.00	0.00
5151 · Management Fee Other	0.00	180.00	-180.00
5154 · Advertising	0.00	180.00	-180.00
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	6,915.62	9,900.00	-2,984.38
5200 · Insurance			
5210 · D & O Liability Insurance	0.00	360.00	-360.00
5220 · Insurance- Property	9,889.55	10,320.00	-430.45
5225 · Umbrella Insurance	0.00	355.00	-355.00
5230 · Liability Insurance	0.00	955.00	-955.00
Total 5200 · Insurance	9,889.55	11,990.00	-2,100.45
5300 · Utilities			
5310 · Electric	1,062.95	1,525.00	-462.05
5320 · Telephone/Long Distance	329.10	305.00	24.10
5330 · Trash Removal	3,146.55	2,500.00	646.55
5340 · Water	21,950.61	17,000.00	4,950.61
Total 5300 · Utilities	26,489.21	21,330.00	5,159.21
5400 · Contract Services			
5410 · Landscaping	2,062.95	2,000.00	62.95
5415 · Pest Control	808.37	1,110.00	-301.63
5419 · Security	2,095.00	2,035.00	60.00
5420 · Pool/Jacuzzi Contract	1,623.78	1,500.00	123.78
Total 5400 · Contract Services	6,590.10	6,645.00	-54.90
5500 · Repairs & Maintenance			
5510 · Common Areas	278.86	3,575.00	-3,296.14
5520 · Electrical Repair	5,733.35	390.00	5,343.35
5525 · Exterior Repair	3,386.40	5,250.00	-1,863.60
5530 · Fences, Gates, & Walls	37.89	250.00	-212.11
5532 · Foundation & Drainage	0.00	825.00	-825.00
5540 · Interior	825.00	750.00	75.00
5545 · Cleaning	636.75		
5550 · Landscaping	170.50	590.00	-419.50
5565 · Plumbing Repairs	550.00	575.00	-25.00
5570 · Swimming Pool	0.00	455.00	-455.00
5575 · Roof Repairs	0.00	2,840.00	-2,840.00

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Accrual Basis

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5578 · Porter/Maid Service	4,700.87	5,000.00	-299.13
5580 · Sprinkler System(ext)	0.00	800.00	-800.00
Total 5500 · Repairs & Maintenance	16,319.62	21,300.00	-4,980.38
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	66,204.10	71,165.00	-4,960.90
Net Ordinary Income	17,321.95	11,779.25	5,542.70
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	0.00	530.00	-530.00
Total Other Expense	0.00	530.00	-530.00
Net Other Income	0.00	-530.00	530.00
Net Income	<u>17,321.95</u>	<u>11,249.25</u>	<u>6,072.70</u>