

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

	Jan - Jun 17	Budget	\$ Over Bu...
Ordinary Income/Expense			
Income			
4010 · Regular Assesments	99,355.08	99,353.10	1.98
4015 · Late Fees	465.00	180.00	285.00
4030 · Interest	6.47		
4035 · Fines	400.00		
4040 · Miscellaneous Income	190.00		
Total Income	<u>100,416.55</u>	<u>99,533.10</u>	<u>883.45</u>
Gross Profit	100,416.55	99,533.10	883.45
Expense			
5100 · Administrative Expense			
5118 · Office Supplies	503.91	600.00	-96.09
5120 · Printing & Reproduction	99.85	336.00	-236.15
5121 · Postage & Delivery	169.53	408.00	-238.47
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5146 · Consulting Fees	0.00	0.00	0.00
5148 · Legal/Professional	0.00	510.00	-510.00
5149 · Website Cost	257.38	168.00	89.38
5150 · Management Fees	7,020.00	7,020.00	0.00
5151 · Management Fee Other	0.00	216.00	-216.00
5154 · Advertising	0.00	216.00	-216.00
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	<u>8,280.67</u>	<u>11,479.00</u>	<u>-3,198.33</u>
5200 · Insurance			
5210 · D & O Liability Insurance	0.00	432.00	-432.00
5220 · Insurance- Property	11,867.46	12,384.00	-516.54
5225 · Umbrella Insurance	0.00	426.00	-426.00
5230 · Liability Insurance	0.00	1,146.00	-1,146.00
Total 5200 · Insurance	<u>11,867.46</u>	<u>14,388.00</u>	<u>-2,520.54</u>
5300 · Utilities			
5310 · Electric	1,302.22	1,830.00	-527.78
5320 · Telephone/Long Distance	329.10	366.00	-36.90
5330 · Trash Removal	3,146.55	3,000.00	146.55
5340 · Water	21,950.61	20,400.00	1,550.61
Total 5300 · Utilities	<u>26,728.48</u>	<u>25,596.00</u>	<u>1,132.48</u>
5400 · Contract Services			
5410 · Landscaping	2,475.54	2,400.00	75.54
5415 · Pest Control	987.50	1,332.00	-344.50
5419 · Security	2,514.00	2,442.00	72.00
5420 · Pool/Jacuzzi Contract	2,523.78	1,800.00	723.78
Total 5400 · Contract Services	<u>8,500.82</u>	<u>7,974.00</u>	<u>526.82</u>
5500 · Repairs & Maintenance			
5510 · Common Areas	354.64	4,290.00	-3,935.36
5520 · Electrical Repair	5,733.35	468.00	5,265.35
5525 · Exterior Repair	3,929.65	6,300.00	-2,370.35
5530 · Fences, Gates, & Walls	37.89	300.00	-262.11
5532 · Foundation & Drainage	0.00	990.00	-990.00
5540 · Interior	825.00	900.00	-75.00
5545 · Cleaning	925.33		
5550 · Landscaping	170.50	708.00	-537.50
5565 · Plumbing Repairs	550.00	690.00	-140.00
5570 · Swimming Pool	0.00	910.00	-910.00
5575 · Roof Repairs	0.00	3,408.00	-3,408.00

8:41 AM

07/17/17

Accrual Basis

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

	<u>Jan - Jun 17</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5578 · Porter/Maid Service	5,638.30	6,000.00	-361.70
5580 · Sprinkler System(ext)	25.63	1,600.00	-1,574.37
Total 5500 · Repairs & Maintenance	18,190.29	26,564.00	-8,373.71
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
Total 5700 · Taxes	0.00	0.00	0.00
Total Expense	73,567.72	86,001.00	-12,433.28
Net Ordinary Income	26,848.83	13,532.10	13,316.73
Other Income/Expense			
Other Expense			
6700 · Interest (Construction) Expense	0.00	615.00	-615.00
Total Other Expense	0.00	615.00	-615.00
Net Other Income	0.00	-615.00	615.00
Net Income	<u>26,848.83</u>	<u>12,917.10</u>	<u>13,931.73</u>