

**Forest West Owners Association**  
**YTD Profit & Loss Budget vs. Actual**  
 January through September 2014

	<u>Jan - Sep 14</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	111,970.26	111,969.00	1.26
4015 · Late Fees	260.00	270.00	-10.00
4030 · Interest	18.54		
4040 · Miscellaneous Income	0.00		
<b>Total Income</b>	<u>112,248.80</u>	<u>112,239.00</u>	<u>9.80</u>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5113 · Bank Service Charge	0.00		
5118 · Office Supplies	347.80	495.00	-147.20
5120 · Printing & Reproduction	81.07	180.00	-98.93
5121 · Postage & Delivery	161.84	450.00	-288.16
5130 · Rental/Storage	17.50		
5135 · Licenses/Permits/Inspect	56.29	200.00	-143.71
5140 · Meetings	70.00	0.00	70.00
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5146 · Consulting Fees	0.00	0.00	0.00
5147 · Marketing	0.00	0.00	0.00
5148 · Legal/Professional	2,690.85	500.00	2,190.85
5149 · Website Cost	233.17	405.00	-171.83
5150 · Management Fees	10,530.00	10,530.00	0.00
5151 · Management Fee Other	540.00	0.00	540.00
5154 · Advertising	0.00	60.00	-60.00
5155 · Accounting/Audit Fees	0.00	1,800.00	-1,800.00
5170 · Bad Debt Expense	-1,013.14	0.00	-1,013.14
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<u>13,715.38</u>	<u>14,620.00</u>	<u>-904.62</u>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	1,105.47	1,107.00	-1.53
5220 · Insurance- Property	13,518.77	10,800.00	2,718.77
5225 · Umbrella Insurance	1,485.00	1,575.00	-90.00
5230 · Liability Insurance	2,859.30	0.00	2,859.30
5240 · Auto Insurance	0.00	2,565.00	-2,565.00
5245 · Fidelity Insurance	243.72		
<b>Total 5200 · Insurance</b>	<u>19,212.26</u>	<u>16,047.00</u>	<u>3,165.26</u>
<b>5300 · Utilities</b>			
5310 · Electric	3,633.23	4,050.00	-416.77
5315 · Gas	0.00	783.00	-783.00
5320 · Telephone/Long Distance	614.16		
5330 · Trash Removal	3,072.58	3,150.00	-77.42
5340 · Water	28,223.81	18,000.00	10,223.81
<b>Total 5300 · Utilities</b>	<u>35,543.78</u>	<u>25,983.00</u>	<u>9,560.78</u>
<b>5400 · Contract Services</b>			
5410 · Landscaping	3,536.52	3,555.00	-18.48
5415 · Pest Control	890.36	981.00	-90.64
5419 · Security	3,545.00	3,465.00	80.00
5420 · Pool/Jacuzzi Contract	2,435.67	2,439.00	-3.33
<b>Total 5400 · Contract Services</b>	<u>10,407.55</u>	<u>10,440.00</u>	<u>-32.45</u>

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<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	1,538.85	450.00	1,088.85
5520 · Electrical Repair	878.99	675.00	203.99
5525 · Exterior Repair	7,781.15		
5530 · Fences, Gates, & Walls	247.03	3,501.00	-3,253.97
5540 · Interior	2,694.00	585.00	2,109.00
5550 · Landscaping	2,048.63	900.00	1,148.63
5560 · Keys & Locks	36.52		
5565 · Plumbing Repairs	720.00	801.00	-81.00
5568 · HVAC	0.00		
5570 · Swimming Pool	0.00	900.00	-900.00
5575 · Roof Repairs	3,075.00	2,700.00	375.00
5578 · Porter/Maid Service	8,291.36	8,847.00	-555.64
5580 · Sprinkler System(ext)	0.00	1,000.00	-1,000.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<u>27,311.53</u>	<u>20,359.00</u>	<u>6,952.53</u>
<b>5700 · Taxes</b>			
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>106,190.50</u>	<u>87,449.00</u>	<u>18,741.50</u>
<b>Net Ordinary Income</b>	6,058.30	24,790.00	-18,731.70
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	2,167.07	2,475.00	-307.93
<b>Total Other Expense</b>	<u>2,167.07</u>	<u>2,475.00</u>	<u>-307.93</u>
<b>Net Other Income</b>	<u>-2,167.07</u>	<u>-2,475.00</u>	<u>307.93</u>
<b>Net Income</b>	<u><u>3,891.23</u></u>	<u><u>22,315.00</u></u>	<u><u>-18,423.77</u></u>