

**Forest West Owners Association, Inc.**  
**YTD Profit & Loss Budget vs. Actual**  
 January through September 2016

	Jan - Sep 16	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4009 · Special Assessments	0.00	0.00	0.00
4010 · Regular Assessments	135,483.12	135,481.50	1.62
4015 · Late Fees	570.00	270.00	300.00
4030 · Interest	5.36	0.00	5.36
4035 · Fines	2,000.00		
4040 · Miscellaneous Income	400.00		
<b>Total Income</b>	<b>138,458.48</b>	<b>135,751.50</b>	<b>2,706.98</b>
<b>Gross Profit</b>	<b>138,458.48</b>	<b>135,751.50</b>	<b>2,706.98</b>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5118 · Office Supplies	1,051.47	639.00	412.47
5119 · Newsletters	0.00	60.00	-60.00
5120 · Printing & Reproduction	217.29	162.00	55.29
5121 · Postage & Delivery	529.81	315.00	214.81
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5148 · Legal/Professional	251.13	500.00	-248.87
5149 · Website Cost	257.59	360.00	-102.41
5150 · Management Fees	10,530.00	10,530.00	0.00
5151 · Management Fee Other	706.33	1,900.00	-1,193.67
5155 · Accounting/Audit Fees	1,581.48	1,600.00	-18.52
5170 · Bad Debt Expense	0.00	1,000.00	-1,000.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<b>15,125.10</b>	<b>17,266.00</b>	<b>-2,140.90</b>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	335.00	1,114.00	-779.00
5220 · Insurance- Property	17,799.91	13,045.00	4,754.91
5225 · Umbrella Insurance	0.00	1,485.00	-1,485.00
5230 · Liability Insurance	0.00	3,375.00	-3,375.00
5240 · Auto Insurance	0.00	0.00	0.00
<b>Total 5200 · Insurance</b>	<b>18,134.91</b>	<b>19,019.00</b>	<b>-884.09</b>
<b>5300 · Utilities</b>			
5310 · Electric	2,322.25	3,650.00	-1,327.75
5320 · Telephone/Long Distance	651.59	585.00	66.59
5330 · Trash Removal	2,779.14	3,420.00	-640.86
5340 · Water	33,059.50	29,898.00	3,161.50
<b>Total 5300 · Utilities</b>	<b>38,812.48</b>	<b>37,553.00</b>	<b>1,259.48</b>
<b>5400 · Contract Services</b>			
5410 · Landscaping	3,674.03	3,555.00	119.03
5415 · Pest Control	1,292.74	1,017.00	275.74
5419 · Security	3,663.00	3,555.00	108.00
5420 · Pool/Jacuzzi Contract	2,165.02	2,340.00	-174.98
<b>Total 5400 · Contract Services</b>	<b>10,794.79</b>	<b>10,467.00</b>	<b>327.79</b>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	995.11	1,197.00	-201.89
5515 · Clubhouse	43.41		
5520 · Electrical Repair	0.00	936.00	-936.00
5525 · Exterior Repair	2,108.76	5,220.00	-3,111.24
5530 · Fences, Gates, & Walls	680.19	3,807.00	-3,126.81
5532 · Foundation & Drainage	3,470.00		
5540 · Interior	0.00	1,566.00	-1,566.00
5550 · Landscaping	870.72	900.00	-29.28
5560 · Keys & Locks	4.58		
5565 · Plumbing Repairs	2,391.66	180.00	2,211.66
5568 · HVAC	173.50		
5570 · Swimming Pool	8,202.22	5,800.00	2,402.22
5575 · Roof Repairs	6,600.00	3,060.00	3,540.00

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Accrual Basis

**Forest West Owners Association, Inc.**  
**YTD Profit & Loss Budget vs. Actual**  
 January through September 2016

	<u>Jan - Sep 16</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5578 · Porter/Maid Service	8,993.56	8,460.00	533.56
5580 · Sprinkler System(ext)	0.00	1,000.00	-1,000.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<b>34,533.71</b>	<b>32,126.00</b>	<b>2,407.71</b>
<b>5700 · Taxes</b>			
5730 · Property Tax	0.00	0.00	0.00
<b>Total 5700 · Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expense</b>	<b>117,400.99</b>	<b>116,431.00</b>	<b>969.99</b>
<b>Net Ordinary Income</b>	<b>21,057.49</b>	<b>19,320.50</b>	<b>1,736.99</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	-362.43	764.00	-1,126.43
<b>Total Other Expense</b>	<b>-362.43</b>	<b>764.00</b>	<b>-1,126.43</b>
<b>Net Other Income</b>	<b>362.43</b>	<b>-764.00</b>	<b>1,126.43</b>
<b>Net Income</b>	<b><u>21,419.92</u></b>	<b><u>18,556.50</u></b>	<b><u>2,863.42</u></b>