

Forest West Owners Associtaion
2016 Budget

												TOTAL	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2016 Budget
Ordinary Income/Expense													
Income													
4010 Regular Assessments	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	16,558.85	198,706.20
4015 Late Collection Fees	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
4030 Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	16,588.85	199,066.20
Expense													
5100 Administrative Expenses													
5118 Office Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5120 Copies	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	672.00
5121 Postage	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	816.00
5135 Licenses/Permits/Inspect	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
5148 Legal/Professional	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
5149 Website costs	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	336.00
5150 Management Fees	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	14,040.00
5152 Management Fee Other	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	432.00
Newsletter	0.00	20.00	0.00	20.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	20.00	80.00
5155 Accounting / Audit	0.00	0.00	1,805.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,805.00
5170 Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5180 Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5100 Administrative Expenses	1,543.00	1,563.00	3,348.00	1,763.00	1,543.00	1,543.00	1,563.00	1,543.00	1,543.00	1,543.00	1,543.00	1,563.00	20,601.00
5200 Insurance													
5210 D & O Liability Insurance	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	864.00
5220 Property/contents Ins.	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	2,064.00	24,768.00
5225 Umbrella	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	852.00
5230 General Liability	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	191.00	2,292.00
5240 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5200 Insurance	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	2,398.00	28,776.00
5300 Utilities													
5310 Electricity	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	3,660.00
5320 Telephone / Long Distance	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	61.00	732.00
5330 Waste removal	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5340 Water / Sewer	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
Total 5300 Utilities	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	4,266.00	51,192.00
5400 Contracts													
5410 Lawn Maint - Contract	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5415 Pest Control	222.00	222.00	222.00	222.00	222.00	222.00	222.00	222.00	222.00	222.00	222.00	222.00	2,664.00
5419 Courtesey Officer	407.00	407.00	407.00	407.00	407.00	407.00	407.00	407.00	407.00	407.00	407.00	407.00	4,884.00
5420 Pools/Jacuzzis - Contract	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Total 5400 Contracts	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	15,948.00
5500 Repairs & Maintenance													
5510 Common Area	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	715.00	8,580.00

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5520 Electrical Repair	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	78.00	936.00
5525 Exterior Repairs	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	12,600.00
5530 Fences, Gates & Walls	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5532 Foundation & Drainage	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,980.00
5540 Interior repairs	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5550 Landscaping	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	118.00	1,416.00
5565 Plumbing Repairs	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	1,380.00
5570 Pool Repairs	0.00	0.00	455.00	0.00	0.00	455.00	0.00	0.00	455.00	0.00	0.00	455.00	1,820.00
5575 Roof	568.00	568.00	568.00	568.00	568.00	568.00	568.00	568.00	568.00	568.00	568.00	568.00	6,816.00
5578 Porter	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
5580 Sprinkler	0.00	0.00	800.00	0.00	0.00	800.00	0.00	0.00	800.00	0.00	0.00	800.00	3,200.00
Total 5500 Repairs & Maintenance	4,009.00	4,009.00	5,264.00	4,009.00	4,009.00	5,264.00	4,009.00	4,009.00	5,264.00	4,009.00	4,009.00	5,264.00	53,128.00
5700 Taxes													
5730 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5700 Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6700 Interest (construction) Expense													
6700 Interest (construction) Expense	120.00	113.00	106.00	99.00	92.00	85.00	78.00	71.00	0.00	0.00	0.00	0.00	764.00
Total 6700 Interest (construction) Expense	120.00	113.00	106.00	99.00	92.00	85.00	78.00	71.00	0.00	0.00	0.00	0.00	764.00
Total Expense	13,665.00	13,678.00	16,711.00	13,864.00	13,637.00	14,885.00	13,643.00	13,616.00	14,800.00	13,545.00	13,545.00	14,820.00	170,409.00
Net Ordinary Income	2,923.85	2,910.85	-122.15	2,724.85	2,951.85	1,703.85	2,945.85	2,972.85	1,788.85	3,043.85	3,043.85	1,768.85	28,657.20
7000 Restricted Expense													
7010 Reserve Expense	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	18,064.20
Total 7000 Restricted Expense	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	1,505.35	18,064.20
Principal payment on Loan	1,299.35	1,306.35	1,313.35	1,320.35	1,327.35	1,334.35	1,341.35	1,348.35	0.00	0.00	0.00	0.00	10,590.80
Bottom line Cash	119.15	99.15	-2,940.85	-100.85	119.15	-1,135.85	99.15	119.15	283.50	1,538.50	1,538.50	263.50	2.20