

**Forest West Owners Association, Inc.**  
**YTD Profit & Loss Budget vs. Actual**  
 January through October 2018

	Jan - Oct 18	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	182,147.70	182,147.40	0.30
4015 · Late Fees	545.00	300.00	245.00
4030 · Interest	146.73	0.00	146.73
4035 · Fines	1,668.94		
4040 · Miscellaneous Income	1,100.00		
<b>Total Income</b>	<b>185,608.37</b>	<b>182,447.40</b>	<b>3,160.97</b>
<b>Gross Profit</b>	<b>185,608.37</b>	<b>182,447.40</b>	<b>3,160.97</b>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5118 · Office Supplies	1,253.62	1,250.00	3.62
5120 · Printing & Reproduction	199.11	230.00	-30.89
5121 · Postage & Delivery	223.39	500.00	-276.61
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5140 · Meetings	125.00		
5148 · Legal/Professional	500.00	200.00	300.00
5149 · Website Cost	424.60	300.00	124.60
5150 · Management Fees	11,700.00	11,700.00	0.00
5151 · Management Fee Other	13,286.10	8,200.00	5,086.10
5155 · Accounting/Audit Fees	1,638.44	1,650.00	-11.56
5170 · Bad Debt Expense	167.00	200.00	-33.00
5180 · Admin-Misc. Expense	164.30	0.00	164.30
<b>Total 5100 · Administrative Expense</b>	<b>29,681.56</b>	<b>24,430.00</b>	<b>5,251.56</b>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	1,017.61	870.00	147.61
5220 · Insurance- Property	15,541.88	20,680.00	-5,138.12
5225 · Umbrella Insurance	1,883.02	710.00	1,173.02
5230 · Liability Insurance	3,131.60	1,910.00	1,221.60
5245 · Fidelity Insurance	38.35		
<b>Total 5200 · Insurance</b>	<b>21,612.46</b>	<b>24,170.00</b>	<b>-2,557.54</b>
<b>5300 · Utilities</b>			
5310 · Electric	2,414.07	2,670.00	-255.93
5320 · Telephone/Long Distance	1,336.21	1,130.00	206.21
5330 · Trash Removal	5,414.80	5,060.00	354.80
5340 · Water	27,882.85	38,000.00	-10,117.15
<b>Total 5300 · Utilities</b>	<b>37,047.93</b>	<b>46,860.00</b>	<b>-9,812.07</b>
<b>5400 · Contract Services</b>			
5410 · Landscaping	4,125.90	4,130.00	-4.10
5415 · Pest Control	3,132.43	1,900.00	1,232.43
5419 · Security	13,505.30	4,650.00	8,855.30
5420 · Pool/Jacuzzi Contract	4,718.00	4,460.00	258.00
<b>Total 5400 · Contract Services</b>	<b>25,481.63</b>	<b>15,140.00</b>	<b>10,341.63</b>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	3,935.38	3,000.00	935.38
5515 · Clubhouse	234.00		
5520 · Electrical Repair	959.09	2,700.00	-1,740.91
5525 · Exterior Repair	95,028.03	5,000.00	90,028.03
5530 · Fences, Gates, & Walls	8,301.43	1,500.00	6,801.43
5532 · Foundation & Drainage	8,050.00	3,500.00	4,550.00
5540 · Interior	5,028.41	1,720.00	3,308.41
5541 · Signage	232.45		
5545 · Cleaning	664.12		
5550 · Landscaping	5,656.06	6,900.00	-1,243.94
5555 · Lighting	1,833.25		
5560 · Keys & Locks	47.47		
5565 · Plumbing Repairs	936.00	2,030.00	-1,094.00
5570 · Swimming Pool	0.00	3,500.00	-3,500.00

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Accrual Basis

**Forest West Owners Association, Inc.**  
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	<u>Jan - Oct 18</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5575 · Roof Repairs	10,980.00	5,000.00	5,980.00
5578 · Porter/Maid Service	11,467.11	10,600.00	867.11
5580 · Sprinkler System(ext)	135.31	100.00	35.31
<b>Total 5500 · Repairs &amp; Maintenance</b>	<b>153,488.11</b>	<b>45,550.00</b>	<b>107,938.11</b>
5700 · Taxes			
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>267,311.69</b>	<b>156,150.00</b>	<b>111,161.69</b>
<b>Net Ordinary Income</b>	<b>-81,703.32</b>	<b>26,297.40</b>	<b>-108,000.72</b>
<b>Other Income/Expense</b>			
Other Expense			
6700 · Interest (Construction) Expense	2,400.43	4,335.00	-1,934.57
7000 · Restricted Expenses			
7010 · Restricted Reserve Expenses	18,220.00	18,220.00	0.00
<b>Total 7000 · Restricted Expenses</b>	<b>18,220.00</b>	<b>18,220.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>20,620.43</b>	<b>22,555.00</b>	<b>-1,934.57</b>
<b>Net Other Income</b>	<b>-20,620.43</b>	<b>-22,555.00</b>	<b>1,934.57</b>
<b>Net Income</b>	<b><u>-102,323.75</u></b>	<b><u>3,742.40</u></b>	<b><u>-106,066.15</u></b>