

**Forest West Owners Association, Inc.**  
**YTD Profit & Loss Budget vs. Actual**  
 January through February 2020

	Jan - Feb 20	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	40,072.50	40,072.42	0.08
4015 · Late Fees	-40.00	126.00	-166.00
4030 · Interest	355.19	42.00	313.19
4035 · Fines	50.00		
<b>Total Income</b>	40,437.69	40,240.42	197.27
<b>Gross Profit</b>	40,437.69	40,240.42	197.27
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5118 · Office Supplies	182.12	200.00	-17.88
5120 · Printing & Reproduction	27.07	36.00	-8.93
5121 · Postage & Delivery	133.50	80.00	53.50
5135 · Licenses/Permits/Inspect	0.00	50.00	-50.00
5148 · Legal/Professional	677.25	48.00	629.25
5149 · Website Cost	0.00	82.00	-82.00
5150 · Management Fees	2,340.00	2,340.00	0.00
5151 · Management Fee Other	0.00	0.00	0.00
5155 · Accounting/Audit Fees	0.00	0.00	0.00
5170 · Bad Debt Expense	0.00	16.00	-16.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	3,359.94	2,852.00	507.94
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	196.16	196.16	0.00
5220 · Insurance- Property	7,717.32	3,062.50	4,654.82
5225 · Umbrella Insurance	304.00	345.50	-41.50
5230 · Liability Insurance	554.84	626.32	-71.48
5245 · Fidelity Insurance	54.16		
<b>Total 5200 · Insurance</b>	8,826.48	4,230.48	4,596.00
<b>5300 · Utilities</b>			
5310 · Electric	462.00	436.00	26.00
5320 · Telephone/Long Distance	345.55	522.46	-176.91
5330 · Trash Removal	1,310.40	1,191.26	119.14
5340 · Water	3,938.45	4,911.16	-972.71
<b>Total 5300 · Utilities</b>	6,056.40	7,060.88	-1,004.48
<b>5400 · Contract Services</b>			
5410 · Landscaping	574.59	825.18	-250.59
5415 · Pest Control	402.69	252.66	150.03
5420 · Pool/Jacuzzi Contract	844.00	1,000.00	-156.00
<b>Total 5400 · Contract Services</b>	1,821.28	2,077.84	-256.56
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	625.00	0.00	625.00
5520 · Electrical Repair	0.00	280.00	-280.00
5525 · Exterior Repair	700.00		
5530 · Fences, Gates, & Walls	0.00	0.00	0.00
5532 · Foundation & Drainage	17.31	200.00	-182.69
5540 · Interior	0.00	450.00	-450.00
5545 · Cleaning	56.83		
5550 · Landscaping	0.00	280.00	-280.00
5555 · Lighting	54.45	200.00	-145.55
5565 · Plumbing Repairs	700.00	500.00	200.00
5570 · Swimming Pool	0.00	400.00	-400.00
5575 · Roof Repairs	700.00	800.00	-100.00
5578 · Porter/Maid Service	1,638.67		
<b>Total 5500 · Repairs &amp; Maintenance</b>	4,492.26	3,110.00	1,382.26

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Accrual Basis

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	<u>Jan - Feb 20</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
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>
5800 · Causality Loss			
5811 · Office Supplies	550.40		
5815 · Communication	50.00		
<b>Total 5800 · Causality Loss</b>	<b>600.40</b>		
<b>Total Expense</b>	<b>25,156.76</b>	<b>19,331.20</b>	<b>5,825.56</b>
<b>Net Ordinary Income</b>	<b>15,280.93</b>	<b>20,909.22</b>	<b>-5,628.29</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	734.34	673.04	61.30
7000 · Restricted Expenses			
7010 · Restricted Reserve Expenses	10,252.74	10,246.74	6.00
<b>Total 7000 · Restricted Expenses</b>	<b>10,252.74</b>	<b>10,246.74</b>	<b>6.00</b>
<b>Total Other Expense</b>	<b>10,987.08</b>	<b>10,919.78</b>	<b>67.30</b>
<b>Net Other Income</b>	<b>-10,987.08</b>	<b>-10,919.78</b>	<b>-67.30</b>
<b>Net Income</b>	<b><u>4,293.85</u></b>	<b><u>9,989.44</u></b>	<b><u>-5,695.59</u></b>