

Forest West Owners Associtaion  
2018 Budget

	<b>TOTAL</b>												
	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>2016 Budget</b>
<b>Ordinary Income/Expense</b>													
<b>Income</b>													
4010 Regular Assessments	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	18,214.74	218,576.88
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
<b>Total Income</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>18,244.74</b>	<b>218,936.88</b>
<b>Expense</b>													
<b>5100 Administrative Expenses</b>													
5118 Office Supplies	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	305.00	105.00	105.00	1,460.00
5120 Printing & Reproduction	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	23.00	276.00
5121 Postage	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
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	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
5149 Website costs	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
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	0.00	0.00	600.00	0.00	0.00	6,500.00	0.00	1,100.00	0.00	0.00	0.00	0.00	8,200.00
5155 Accounting / Audit	0.00	0.00	0.00	0.00	0.00	1,650.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00
5170 Bad Debt Expense	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
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
<b>Total 5100 Administrative Expenses</b>	<b>1,418.00</b>	<b>1,418.00</b>	<b>2,018.00</b>	<b>1,618.00</b>	<b>1,418.00</b>	<b>9,568.00</b>	<b>1,418.00</b>	<b>2,518.00</b>	<b>1,418.00</b>	<b>1,618.00</b>	<b>1,418.00</b>	<b>1,418.00</b>	<b>27,266.00</b>
<b>5200 Insurance</b>													
5210 D & O Liability Insurance	114.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	1,038.00
5220 Property/contents Ins.	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	2,068.00	24,816.00
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
<b>Total 5200 Insurance</b>	<b>2,444.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>2,414.00</b>	<b>28,998.00</b>
<b>5300 Utilities</b>													
5310 Electricity	267.00	267.00	267.00	267.00	267.00	267.00	267.00	267.00	267.00	267.00	267.00	267.00	3,204.00
5320 Telephone / Long Distance	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	113.00	1,356.00
5330 Waste removal	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	506.00	6,072.00
5340 Water / Sewer	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00	45,600.00
<b>Total 5300 Utilities</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>4,686.00</b>	<b>56,232.00</b>
<b>5400 Contracts</b>													
5410 Lawn Maint - Contract	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	413.00	4,956.00
5415 Pest Control	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	2,280.00
5419 Courtesey Officer	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	5,580.00
5420 Pools/Jacuzzis - Contract	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	5,352.00
<b>Total 5400 Contracts</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>1,514.00</b>	<b>18,168.00</b>
<b>5500 Repairs &amp; Maintenance</b>													
5510 Common Area	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
5520 Electrical Repair	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00
5525 Exterior Repairs	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

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	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>2016 Budget</b>
5530 Fences, Gates & Walls	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
5532 Foundation & Drainage	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
5540 Interior repairs	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	172.00	2,064.00
5550 Landscaping	100.00	100.00	6,000.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	7,100.00
5565 Plumbing Repairs	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	203.00	2,436.00
5570 Pool Repairs	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
5575 Roof	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
5578 Porter	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	12,720.00
5580 Sprinkler	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
<b>Total 5500 Repairs &amp; Maintenance</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>9,855.00</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>4,055.00</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>3,955.00</b>	<b>53,460.00</b>
<b>5700 Taxes</b>													
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
<b>Total 5700 Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>6700 Interest (construction) Expense</b>													
6700 Interest (construction) Expense	465.00	458.00	451.00	444.00	437.00	430.00	423.00	416.00	409.00	402.00	395.00	388.00	5,118.00
<b>Total 6700 Interest (construction) Expense</b>	<b>465.00</b>	<b>458.00</b>	<b>451.00</b>	<b>444.00</b>	<b>437.00</b>	<b>430.00</b>	<b>423.00</b>	<b>416.00</b>	<b>409.00</b>	<b>402.00</b>	<b>395.00</b>	<b>388.00</b>	<b>5,118.00</b>
<b>Total Expense</b>	<b>14,482.00</b>	<b>14,445.00</b>	<b>20,938.00</b>	<b>14,631.00</b>	<b>14,424.00</b>	<b>22,667.00</b>	<b>14,410.00</b>	<b>15,503.00</b>	<b>14,396.00</b>	<b>14,589.00</b>	<b>14,382.00</b>	<b>14,375.00</b>	<b>189,242.00</b>
<b>Net Ordinary Income</b>	<b>3,762.74</b>	<b>3,799.74</b>	<b>-2,693.26</b>	<b>3,613.74</b>	<b>3,820.74</b>	<b>-4,422.26</b>	<b>3,834.74</b>	<b>2,741.74</b>	<b>3,848.74</b>	<b>3,655.74</b>	<b>3,862.74</b>	<b>3,869.74</b>	<b>29,694.88</b>
<b>7000 Restricted Expense</b>													
7010 Reserve Expense	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	1,822.00	21,864.00
<b>Total 7000 Restricted Expense</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>1,822.00</b>	<b>21,864.00</b>
Principal payment on Loan	954.35	961.35	968.35	975.35	982.35	989.35	996.35	1,003.35	0.00	0.00	0.00	0.00	7,830.80
<b>Bottom line Cash</b>	<b>986.39</b>	<b>1,016.39</b>	<b>-5,483.61</b>	<b>816.39</b>	<b>1,016.39</b>	<b>-7,233.61</b>	<b>1,016.39</b>	<b>-83.61</b>	<b>2,026.74</b>	<b>1,833.74</b>	<b>2,040.74</b>	<b>2,047.74</b>	<b>0.08</b>