

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

	Jan - Sep 18	Budget	\$ Over Bu...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	163,932.93	163,932.66	0.27
4015 · Late Fees	490.00	270.00	220.00
4030 · Interest	130.09	0.00	130.09
4035 · Fines	1,618.94		
4040 · Miscellaneous Income	1,100.00		
<b>Total Income</b>	167,271.96	164,202.66	3,069.30
<b>Gross Profit</b>	167,271.96	164,202.66	3,069.30
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5118 · Office Supplies	1,189.62	945.00	244.62
5120 · Printing & Reproduction	195.95	207.00	-11.05
5121 · Postage & Delivery	207.25	450.00	-242.75
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5140 · Meetings	125.00		
5148 · Legal/Professional	500.00	180.00	320.00
5149 · Website Cost	394.60	270.00	124.60
5150 · Management Fees	10,530.00	10,530.00	0.00
5151 · Management Fee Other	12,580.10	8,200.00	4,380.10
5155 · Accounting/Audit Fees	1,638.44	1,650.00	-11.56
5170 · Bad Debt Expense	167.00	180.00	-13.00
5180 · Admin-Misc. Expense	164.30	0.00	164.30
<b>Total 5100 · Administrative Expense</b>	27,692.26	22,812.00	4,880.26
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	919.53	786.00	133.53
5220 · Insurance- Property	13,671.72	18,612.00	-4,940.28
5225 · Umbrella Insurance	1,710.27	639.00	1,071.27
5230 · Liability Insurance	2,818.44	1,719.00	1,099.44
5245 · Fidelity Insurance	38.35		
<b>Total 5200 · Insurance</b>	19,158.31	21,756.00	-2,597.69
<b>5300 · Utilities</b>			
5310 · Electric	2,146.77	2,403.00	-256.23
5320 · Telephone/Long Distance	1,078.63	1,017.00	61.63
5330 · Trash Removal	4,873.32	4,554.00	319.32
5340 · Water	22,400.92	34,200.00	-11,799.08
<b>Total 5300 · Utilities</b>	30,499.64	42,174.00	-11,674.36
<b>5400 · Contract Services</b>			
5410 · Landscaping	3,713.31	3,717.00	-3.69
5415 · Pest Control	3,073.61	1,710.00	1,363.61
5419 · Security	17,536.53	4,185.00	13,351.53
5420 · Pool/Jacuzzi Contract	4,272.00	4,014.00	258.00
<b>Total 5400 · Contract Services</b>	28,595.45	13,626.00	14,969.45
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	3,874.13	2,700.00	1,174.13
5515 · Clubhouse	234.00		
5520 · Electrical Repair	585.63	2,430.00	-1,844.37
5525 · Exterior Repair	95,028.03	4,500.00	90,528.03
5530 · Fences, Gates, & Walls	8,301.43	1,350.00	6,951.43
5532 · Foundation & Drainage	8,050.00	3,150.00	4,900.00
5540 · Interior	5,028.41	1,548.00	3,480.41
5545 · Cleaning	379.96		
5550 · Landscaping	5,174.35	6,800.00	-1,625.65
5555 · Lighting	1,833.25		
5560 · Keys & Locks	47.47		
5565 · Plumbing Repairs	936.00	1,827.00	-891.00
5570 · Swimming Pool	0.00	3,150.00	-3,150.00
5575 · Roof Repairs	3,570.00	4,500.00	-930.00

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Accrual Basis

**Forest West Owners Association, Inc.**  
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	<u>Jan - Sep 18</u>	<u>Budget</u>	<u>\$ Over Bu...</u>
5578 · Porter/Maid Service	10,368.36	9,540.00	828.36
5580 · Sprinkler System(ext)	135.31	100.00	35.31
<b>Total 5500 · Repairs &amp; Maintenance</b>	<b>143,546.33</b>	<b>41,595.00</b>	<b>101,951.33</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>249,491.99</b>	<b>141,963.00</b>	<b>107,528.99</b>
<b>Net Ordinary Income</b>	<b>-82,220.03</b>	<b>22,239.66</b>	<b>-104,459.69</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	2,087.41	3,933.00	-1,845.59
<b>7000 · Restricted Expenses</b>			
7010 · Restricted Reserve Expenses	16,398.00	16,398.00	0.00
<b>Total 7000 · Restricted Expenses</b>	<b>16,398.00</b>	<b>16,398.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>18,485.41</b>	<b>20,331.00</b>	<b>-1,845.59</b>
<b>Net Other Income</b>	<b>-18,485.41</b>	<b>-20,331.00</b>	<b>1,845.59</b>
<b>Net Income</b>	<b><u>-100,705.44</u></b>	<b><u>1,908.66</u></b>	<b><u>-102,614.10</u></b>