

Forest West Owners Association 2021 Budget

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2021 Budget
Ordinary Income/Expense													
Income													
4010 Regular Assessments	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	22,039.83	264,477.96
4015 Late Collection Fees	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	63.00	756.00
4030 Interest	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	252.00
Total Income	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	22,123.83	265,485.96
Expense													
5100 Administrative Expenses													
5118 Office Supplies	112.61	112.61	112.61	112.61	112.61	112.61	112.61	318.26	112.61	112.61	112.61	112.61	1,556.97
5120 Printing & Reproduction	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
5121 Postage	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	576.00
5135 Licenses/Permits/Inspect	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5148 Legal/Professional	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	288.00
5149 Website costs	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	384.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5155 Accounting / Audit	0.00	0.00	230.00	0.00	0.00	0.00	0.00	1,400.00	0.00	0.00	0.00	0.00	1,630.00
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
Total 5100 Administrative Expenses	1,406.61	1,406.61	1,636.61	1,456.61	1,406.61	1,406.61	1,406.61	3,012.26	1,406.61	1,406.61	1,406.61	1,406.61	18,764.97
5200 Insurance													
5210 D & O Liability Insurance	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
5220 Property/contents Ins.	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	49,200.00
5225 Umbrella	218.00	218.00	218.00	218.00	218.00	218.00	218.00	218.00	218.00	218.00	218.00	218.00	2,616.00
5230 General Liability	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00
Total 5200 Insurance	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	4,798.00	57,576.00
5300 Utilities													
5310 Electricity	193.39	193.39	193.39	193.39	193.39	193.39	193.39	193.39	193.39	193.39	193.39	193.39	2,320.68
5320 Telephone / Long Distance	280.00	80.00	280.00	80.00	80.00	280.00	280.00	80.00	80.00	280.00	80.00	80.00	1,960.00
5330 Waste removal	655.20	655.20	655.20	655.20	655.20	655.20	655.20	655.20	655.20	655.20	655.20	655.20	7,862.40
5340 Water / Sewer	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	1,926.78	23,121.36
Total 5300 Utilities	3,055.37	2,855.37	3,055.37	2,855.37	2,855.37	3,055.37	3,055.37	2,855.37	2,855.37	3,055.37	2,855.37	2,855.37	35,264.44
5400 Contracts													
5410 Lawn Maint - Contract	389.70	389.70	389.70	389.70	389.70	389.70	389.70	389.70	389.70	389.70	389.70	389.70	4,676.40
5415 Pest Control	141.81	141.81	141.81	141.81	141.81	141.81	141.81	141.81	141.81	141.81	141.81	141.81	1,701.72
5420 Pools/Jacuzzis - Contract	378.78	378.78	378.78	378.78	508.78	508.78	508.78	508.78	508.78	378.78	378.78	378.78	5,195.36
Total 5400 Contracts	910.29	910.29	910.29	910.29	1,040.29	1,040.29	1,040.29	1,040.29	1,040.29	910.29	910.29	910.29	11,573.48
5500 Repairs & Maintenance													
5510 Common Area	0.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00	600.00
5520 Electrical Repair	0.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00	600.00
5525 Exterior Repairs	0.00	400.00	0.00	400.00	0.00	400.00	0.00	400.00	0.00	400.00	0.00	400.00	2,400.00
5530 Fences, Gates & Walls	0.00	300.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	300.00	0.00	0.00	900.00
5532 Foundation & Drainage	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
5540 Interior repairs	0.00	400.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	400.00	0.00	0.00	1,200.00

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5550 Landscaping	0.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00	600.00
5565 Plumbing Repairs	0.00	300.00	0.00	300.00	0.00	300.00	0.00	300.00	0.00	300.00	0.00	0.00	1,500.00
5570 Pool Repairs	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
5575 Roof	0.00	0.00	0.00	0.00	0.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00
5578 Porter	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	18,720.00
Total 5500 Repairs & Maintenance	1,560.00	3,560.00	1,560.00	2,260.00	1,560.00	38,560.00	1,560.00	2,260.00	1,560.00	3,560.00	1,560.00	1,960.00	61,520.00
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	275.52	270.09	264.64	259.17	253.68	248.17	242.64	237.08	231.51	225.91	220.30	214.66	2,943.37
Total 6700 Interest (construction) Expense	275.52	270.09	264.64	259.17	253.68	248.17	242.64	237.08	231.51	225.91	220.30	214.66	2,943.37
Total Expense	12,005.79	13,800.36	12,224.91	12,539.44	11,913.95	49,108.44	12,102.91	14,203.00	11,891.78	13,956.18	11,750.57	12,144.93	187,642.26
Net Ordinary Income	10,118.04	8,323.47	9,898.92	9,584.39	10,209.88	-26,984.61	10,020.92	7,920.83	10,232.05	8,167.65	10,373.26	9,978.90	77,843.70
7000 Restricted Expense													
7010 Reserve Expense	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.43	60,821.27
Total 7000 Restricted Expense	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.44	5,068.43	60,821.27
Principal payment on Loan	1,389.52	1,394.73	1,399.96	1,405.21	1,410.48	1,415.76	1,421.07	1,426.40	1,431.75	1,437.12	1,442.51	1,447.92	17,022.43
Bottom line Cash	3,660.08	1,860.30	3,430.52	3,110.74	3,730.96	-33,468.81	3,531.41	1,425.99	3,731.86	1,662.09	3,862.31	3,462.55	0.00