

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	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	22,040.01	264,480.12
4015 Late Collection Fees	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
4030 Interest	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
Total Income	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	22,590.01	271,080.12
Expense													
5100 Administrative Expenses													
5118 Office Supplies	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
5120 Printing & Reproduction	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	27.00	324.00
5121 Postage	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
5135 Licenses/Permits/Inspect	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
5148 Legal/Professional	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
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	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	1,237.00	14,844.00
5152 Management Fee Other	0.00	0.00	600.00	1,500.00	0.00	0.00	0.00	600.00	0.00	0.00	600.00	0.00	3,300.00
5155 Accounting / Audit	0.00	0.00	230.00	0.00	0.00	0.00	0.00	1,650.00	0.00	0.00	0.00	0.00	1,880.00
5170 Bad Debt Expense	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	0.00	0.00	300.00	1,200.00
Total 5100 Administrative Expenses	1,451.00	1,451.00	2,581.00	3,101.00	1,951.00	1,751.00	1,451.00	3,701.00	1,751.00	1,451.00	2,051.00	1,751.00	24,442.00
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.	4,486.00	4,486.00	4,486.00	4,486.00	4,486.00	4,486.00	4,486.00	4,486.00	4,486.00	4,950.00	4,950.00	4,950.00	55,224.00
5225 Umbrella	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
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	5,191.00	5,191.00	5,191.00	5,191.00	5,191.00	5,191.00	5,191.00	5,191.00	5,191.00	5,655.00	5,655.00	5,655.00	63,684.00
5300 Utilities													
5310 Electricity	245.00	245.00	245.00	245.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,300.00
5320 Telephone / Long Distance	280.00	90.00	280.00	90.00	90.00	280.00	280.00	90.00	90.00	280.00	90.00	90.00	2,030.00
5330 Waste removal	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00
5340 Water / Sewer	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,500.00	1,500.00	1,500.00	16,650.00
Total 5300 Utilities	2,600.00	2,410.00	2,600.00	2,410.00	2,455.00	2,645.00	2,645.00	2,455.00	2,455.00	2,795.00	2,605.00	2,605.00	30,680.00
5400 Contracts													
5404 Janitorial Contract	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
5410 Lawn Maint - Contract	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00
5415 Pest Control	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
5420 Pools/Jacuzzis - Contract	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	415.00	4,980.00
Total 5400 Contracts	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	30,480.00
5500 Repairs & Maintenance													
5510 Common Area	158.00	158.00	158.00	158.00	158.00	158.00	158.00	158.00	158.00	158.00	158.00	158.00	1,896.00
5520 Electrical Repair	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5525 Exterior Repairs	420.00	420.00	6,000.00	420.00	420.00	420.00	420.00	6,000.00	420.00	420.00	6,000.00	420.00	21,780.00
5530 Fences, Gates & Walls	0.00	300.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	15,600.00
5532 Foundation & Drainage	0.00	0.00	600.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	350.00	0.00	1,300.00

Forest West Owners Association
2021 Budget

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2021 Budget
5540 Interior repairs	0.00	500.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	400.00	0.00	0.00	1,400.00
5550 Landscaping	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
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	400.00	1,900.00
5570 Pool Repairs	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
5575 Roof	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
5578 Porter	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total 5500 Repairs & Maintenance	2,028.00	3,128.00	9,408.00	17,328.00	2,028.00	2,828.00	2,378.00	7,908.00	2,028.00	3,028.00	7,958.00	2,428.00	62,476.00
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	14,085.52	14,990.09	22,584.64	30,829.17	14,418.68	15,203.17	14,447.64	22,032.08	14,196.51	15,694.91	21,029.30	15,193.66	214,705.37
Net Ordinary Income	8,504.49	7,599.92	5.37	-8,239.16	8,171.33	7,386.84	8,142.37	557.93	8,393.50	6,895.10	1,560.71	7,396.35	56,374.75
7000 Restricted Expense													
7010 Reserve Expense	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	38,620.68
Total 7000 Restricted Expense	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	3,218.39	38,620.68
Principal payment on Loan	1,452.00	1,457.00	1,462.00	1,467.00	1,472.00	1,477.00	1,482.00	1,487.00	1,492.00	1,497.00	1,502.00	1,507.00	17,754.00
Bottom line Cash	3,834.10	2,924.53	-4,675.02	-12,924.55	3,480.94	2,691.45	3,441.98	-4,147.46	3,683.11	2,179.71	-3,159.68	2,670.96	0.07