

## Forest West Owners Association, Inc.

## Profit &amp; Loss

10/01/20

January through May 2020

Accrual Basis

	<u>Jan - May 20</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4010 · Regular Assesments	100,181.25
4015 · Late Fees	185.00
4030 · Interest	458.04
4035 · Fines	100.00
4040 · Miscellaneous Income	50.00
4212 · Insurance Claim Proceeds	73,329.17
<b>Total Income</b>	<u>174,303.46</u>
<b>Gross Profit</b>	174,303.46
<b>Expense</b>	
<b>5100 · Administrative Expense</b>	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	390.08
5120 · Printing & Reproduction	104.60
5121 · Postage & Delivery	274.25
5148 · Legal/Professional	260.05
5149 · Website Cost	166.17
5150 · Management Fees	5,850.00
5155 · Accounting/Audit Fees	230.00
<b>Total 5100 · Administrative Expense</b>	<u>7,275.15</u>
<b>5200 · Insurance</b>	
5210 · D & O Liability Insurance	490.40
5220 · Insurance- Property	19,293.30
5225 · Umbrella Insurance	760.00
5230 · Liability Insurance	1,387.10
5245 · Fidelity Insurance	137.92
<b>Total 5200 · Insurance</b>	<u>22,068.72</u>
<b>5300 · Utilities</b>	
5310 · Electric	1,095.20
5320 · Telephone/Long Distance	763.69
5330 · Trash Removal	3,276.00
5340 · Water	8,730.21
<b>Total 5300 · Utilities</b>	<u>13,865.10</u>
<b>5400 · Contract Services</b>	
5410 · Landscaping	2,513.19
5415 · Pest Control	678.73
5420 · Pool/Jacuzzi Contract	1,685.00
<b>Total 5400 · Contract Services</b>	<u>4,876.92</u>
<b>5500 · Repairs &amp; Maintenance</b>	
5510 · Common Areas	683.64
5525 · Exterior Repair	2,225.00
5532 · Foundation & Drainage	255.46
5540 · Interior	2,525.00
5541 · Signage	17.50
5545 · Cleaning	56.83
5550 · Landscaping	1,650.00
5555 · Lighting	98.47
5565 · Plumbing Repairs	700.00
5575 · Roof Repairs	700.00
5578 · Porter/Maid Service	7,682.11
<b>Total 5500 · Repairs &amp; Maintenance</b>	<u>16,594.01</u>
<b>5800 · Causality Loss</b>	
5811 · Office Supplies	550.40
5815 · Communication	50.00
5820 · Initial Cleanup	1,650.00

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Accrual Basis

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**Profit & Loss**

January through May 2020

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	<u>Jan - May 20</u>
5898 · Public Adjustor Fees	3,666.46
5899 · Mgmt Company Oversight Fees	165.00
<b>Total 5800 · Causality Loss</b>	<u>6,081.86</u>
<b>Total Expense</b>	<u>70,761.76</u>
<b>Net Ordinary Income</b>	103,541.70
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
6700 · Interest (Construction) Expense	1,761.51
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	25,631.85
<b>Total 7000 · Restricted Expenses</b>	<u>25,631.85</u>
<b>Total Other Expense</b>	<u>27,393.36</u>
<b>Net Other Income</b>	<u>-27,393.36</u>
<b>Net Income</b>	<u><u>76,148.34</u></u>