

Forest West Owners Association, Inc.

10/01/20

Profit & Loss

Accrual Basis

January through June 2020

	<u>Jan - Jun 20</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	120,217.50
4015 · Late Fees	245.00
4030 · Interest	498.39
4035 · Fines	550.00
4040 · Miscellaneous Income	250.00
4212 · Insurance Claim Proceeds	73,329.17
Total Income	<u>195,090.06</u>
Gross Profit	195,090.06
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	450.08
5120 · Printing & Reproduction	104.60
5121 · Postage & Delivery	274.25
5148 · Legal/Professional	319.59
5149 · Website Cost	166.17
5150 · Management Fees	7,020.00
5155 · Accounting/Audit Fees	230.00
Total 5100 · Administrative Expense	<u>8,564.69</u>
5200 · Insurance	
5210 · D & O Liability Insurance	588.48
5220 · Insurance- Property	23,707.21
5225 · Umbrella Insurance	912.00
5230 · Liability Insurance	1,664.52
5245 · Fidelity Insurance	165.84
Total 5200 · Insurance	<u>27,038.05</u>
5300 · Utilities	
5310 · Electric	1,292.91
5320 · Telephone/Long Distance	836.28
5330 · Trash Removal	3,931.20
5340 · Water	10,468.53
Total 5300 · Utilities	<u>16,528.92</u>
5400 · Contract Services	
5404 · Janitorial	1,560.00
5410 · Landscaping	2,513.19
5415 · Pest Control	820.54
5420 · Pool/Jacuzzi Contract	2,188.36
Total 5400 · Contract Services	<u>7,082.09</u>
5500 · Repairs & Maintenance	
5510 · Common Areas	983.88
5525 · Exterior Repair	2,466.86
5532 · Foundation & Drainage	787.96
5535 · Garage/Carport Repairs	136.34
5540 · Interior	2,525.00
5541 · Signage	17.50
5545 · Cleaning	381.57
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
Total 5500 · Repairs & Maintenance	<u>18,129.69</u>
5800 · Causality Loss	
5811 · Office Supplies	550.40

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5815 · Communication	50.00
5820 · Initial Cleanup	1,650.00
5898 · Public Adjustor Fees	3,666.46
5899 · Mgmt Company Oversight Fees	<u>165.00</u>
Total 5800 · Causality Loss	6,081.86
Total Expense	<u>83,425.30</u>
Net Ordinary Income	111,664.76
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	2,104.62
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	<u>30,758.22</u>
Total 7000 · Restricted Expenses	30,758.22
Total Other Expense	<u>32,862.84</u>
Net Other Income	<u>-32,862.84</u>
Net Income	<u><u>78,801.92</u></u>