

Forest West Owners Association, Inc.

10/01/20

Profit & Loss

Accrual Basis

January through July 2020

	<u>Jan - Jul 20</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	140,253.75
4015 · Late Fees	280.00
4030 · Interest	539.79
4035 · Fines	550.00
4040 · Miscellaneous Income	450.00
4212 · Insurance Claim Proceeds	73,329.17
Total Income	<u>215,402.71</u>
Gross Profit	215,402.71
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	732.67
5120 · Printing & Reproduction	111.69
5121 · Postage & Delivery	287.75
5148 · Legal/Professional	421.15
5149 · Website Cost	166.17
5150 · Management Fees	8,190.00
5151 · Management Fee Other	2,000.00
5155 · Accounting/Audit Fees	230.00
Total 5100 · Administrative Expense	<u>12,139.43</u>
5200 · Insurance	
5210 · D & O Liability Insurance	686.56
5220 · Insurance- Property	27,565.87
5225 · Umbrella Insurance	1,064.00
5230 · Liability Insurance	1,941.94
5245 · Fidelity Insurance	193.76
Total 5200 · Insurance	<u>31,452.13</u>
5300 · Utilities	
5310 · Electric	1,502.81
5320 · Telephone/Long Distance	1,108.66
5330 · Trash Removal	4,586.40
5340 · Water	13,776.25
Total 5300 · Utilities	<u>20,974.12</u>
5400 · Contract Services	
5404 · Janitorial	1,560.00
5410 · Landscaping	2,869.59
5415 · Pest Control	962.35
5420 · Pool/Jacuzzi Contract	2,691.72
Total 5400 · Contract Services	<u>8,083.66</u>
5500 · Repairs & Maintenance	
5510 · Common Areas	1,158.88
5525 · Exterior Repair	3,310.61
5532 · Foundation & Drainage	1,907.96
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	40,700.00
5578 · Porter/Maid Service	9,362.11
Total 5500 · Repairs & Maintenance	<u>61,948.44</u>
5800 · Causality Loss	

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5805 · Reconstruction	21,050.00
5811 · Office Supplies	550.40
5815 · Communication	50.00
5820 · Initial Cleanup	1,650.00
5898 · Public Adjustor Fees	3,666.46
5899 · Mgmt Company Oversight Fees	2,270.00
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Total 5800 · Causality Loss	29,236.86
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Total Expense	163,834.64
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Net Ordinary Income	51,568.07
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Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	2,431.47
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	22,884.59
7000 · Restricted Expenses - Other	-40,000.00
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Total 7000 · Restricted Expenses	-17,115.41
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Total Other Expense	-14,683.94
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Net Other Income	14,683.94
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Net Income	66,252.01
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