

Forest West Owners Association, Inc.

10/01/20

Profit & Loss

Accrual Basis

January through August 2020

	<u>Jan - Aug 20</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	160,290.00
4015 · Late Fees	355.00
4030 · Interest	565.61
4035 · Fines	550.00
4040 · Miscellaneous Income	450.00
4212 · Insurance Claim Proceeds	73,329.17
Total Income	<u>235,539.78</u>
Gross Profit	235,539.78
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	796.09
5120 · Printing & Reproduction	116.59
5121 · Postage & Delivery	310.15
5148 · Legal/Professional	260.05
5149 · Website Cost	166.17
5150 · Management Fees	9,360.00
5151 · Management Fee Other	3,031.25
5155 · Accounting/Audit Fees	230.00
Total 5100 · Administrative Expense	<u>14,270.30</u>
5200 · Insurance	
5210 · D & O Liability Insurance	784.64
5220 · Insurance- Property	31,424.53
5225 · Umbrella Insurance	1,216.00
5230 · Liability Insurance	2,219.36
5245 · Fidelity Insurance	221.68
Total 5200 · Insurance	<u>35,866.21</u>
5300 · Utilities	
5310 · Electric	1,705.21
5320 · Telephone/Long Distance	1,180.67
5330 · Trash Removal	5,241.60
5340 · Water	15,334.24
Total 5300 · Utilities	<u>23,461.72</u>
5400 · Contract Services	
5404 · Janitorial	1,560.00
5410 · Landscaping	3,679.59
5415 · Pest Control	1,631.34
5419 · Security	168.86
5420 · Pool/Jacuzzi Contract	2,818.91
Total 5400 · Contract Services	<u>9,858.70</u>
5500 · Repairs & Maintenance	
5510 · Common Areas	1,246.38
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	760.00
5575 · Roof Repairs	61,325.00
5578 · Porter/Maid Service	9,362.11
Total 5500 · Repairs & Maintenance	<u>82,720.94</u>

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5800 · Causality Loss	
5805 · Reconstruction	40,880.00
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	4,253.00
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Total 5800 · Causality Loss	51,049.86
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Total Expense	217,227.73
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Net Ordinary Income	18,312.05
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	2,801.27
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	-11,989.04
7000 · Restricted Expenses - Other	-40,000.00
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Total 7000 · Restricted Expenses	-51,989.04
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Total Other Expense	-49,187.77
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Net Other Income	49,187.77
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Net Income	67,499.82
