

Forest West Owners Association, Inc.

Profit & Loss

10/01/20

January through September 2020

Accrual Basis

	<u>Jan - Sep 20</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	180,326.25
4015 · Late Fees	440.00
4030 · Interest	4,369.66
4035 · Fines	600.00
4040 · Miscellaneous Income	600.00
4212 · Insurance Claim Proceeds	73,329.17
Total Income	<u>259,665.08</u>
Gross Profit	259,665.08
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	857.51
5120 · Printing & Reproduction	119.25
5121 · Postage & Delivery	319.65
5148 · Legal/Professional	260.05
5149 · Website Cost	166.17
5150 · Management Fees	10,530.00
5151 · Management Fee Other	3,031.25
5155 · Accounting/Audit Fees	1,849.04
Total 5100 · Administrative Expense	<u>17,132.92</u>
5200 · Insurance	
5210 · D & O Liability Insurance	882.72
5220 · Insurance- Property	35,283.19
5225 · Umbrella Insurance	1,368.00
5230 · Liability Insurance	2,496.78
5245 · Fidelity Insurance	249.60
Total 5200 · Insurance	<u>40,280.29</u>
5300 · Utilities	
5310 · Electric	1,932.87
5320 · Telephone/Long Distance	1,297.68
5330 · Trash Removal	5,896.80
5340 · Water	15,334.24
Total 5300 · Utilities	<u>24,461.59</u>
5400 · Contract Services	
5404 · Janitorial	1,560.00
5410 · Landscaping	4,035.99
5415 · Pest Control	1,773.15
5419 · Security	1,538.14
5420 · Pool/Jacuzzi Contract	3,327.69
Total 5400 · Contract Services	<u>12,234.97</u>
5500 · Repairs & Maintenance	
5510 · Common Areas	1,615.72
5525 · Exterior Repair	4,060.61
5532 · Foundation & Drainage	1,907.96
5535 · Garage/Carport Repairs	136.34
5540 · Interior	2,525.00
5541 · Signage	17.50
5545 · Cleaning	625.13
5550 · Landscaping	1,650.00
5555 · Lighting	98.47
5565 · Plumbing Repairs	760.00
5575 · Roof Repairs	61,325.00
5578 · Porter/Maid Service	12,482.11
Total 5500 · Repairs & Maintenance	<u>87,203.84</u>

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5800 · Causality Loss	
5805 · Reconstruction	42,056.52
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	52,226.38
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Total Expense	233,539.99
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Net Ordinary Income	26,125.09
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	3,171.07
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	-48,817.97
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Net Other Income	48,817.97
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Net Income	<u><u>74,943.06</u></u>