

Forest West Owners Association, Inc.

Profit & Loss

01/23/21

January through November 2020

Accrual Basis

	<u>Jan - Nov 20</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	220,398.75
4015 · Late Fees	595.00
4030 · Interest	4,659.17
4035 · Fines	600.00
4040 · Miscellaneous Income	750.00
4212 · Insurance Claim Proceeds	73,329.17
Total Income	<u>300,332.09</u>
Gross Profit	300,332.09
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	1,226.51
5120 · Printing & Reproduction	168.07
5121 · Postage & Delivery	344.65
5148 · Legal/Professional	412.25
5149 · Website Cost	286.17
5150 · Management Fees	12,870.00
5151 · Management Fee Other	3,031.25
5155 · Accounting/Audit Fees	1,849.04
Total 5100 · Administrative Expense	<u>20,187.94</u>
5200 · Insurance	
5210 · D & O Liability Insurance	1,078.88
5220 · Insurance- Property	42,869.07
5225 · Umbrella Insurance	1,672.00
5230 · Liability Insurance	3,051.62
5245 · Fidelity Insurance	305.44
Total 5200 · Insurance	<u>48,977.01</u>
5300 · Utilities	
5310 · Electric	2,399.97
5320 · Telephone/Long Distance	1,732.07
5330 · Trash Removal	7,207.20
5340 · Water	16,650.76
Total 5300 · Utilities	<u>27,990.00</u>
5400 · Contract Services	
5404 · Janitorial	1,560.00
5410 · Landscaping	5,272.59
5415 · Pest Control	2,224.56
5419 · Security	1,538.14
5420 · Pool/Jacuzzi Contract	4,063.79
Total 5400 · Contract Services	<u>14,659.08</u>
5500 · Repairs & Maintenance	
5506 · Building Repairs	2,700.00
5510 · Common Areas	1,659.47
5525 · Exterior Repair	4,060.61
5532 · Foundation & Drainage	28,607.96
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	2,283.15
5568 · HVAC	425.00
5570 · Swimming Pool	865.61
5575 · Roof Repairs	61,325.00

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5578 · Porter/Maid Service	15,602.11
Total 5500 · Repairs & Maintenance	122,581.35
5800 · Causality Loss	
5805 · Reconstruction	41,006.52
5811 · Office Supplies	550.40
5815 · Communication	50.00
5820 · Initial Cleanup	1,650.00
5825 · Legal - regardng fire	588,029.84
5898 · Public Adjust0r Fees	101,166.46
5899 · Mgmt Company Oversight Fees	72,923.64
Total 5800 · Causality Loss	805,376.86
Total Expense	1,039,772.24
Net Ordinary Income	-739,440.15
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	3,856.83
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	184,063.22
7000 · Restricted Expenses - Other	-40,000.00
Total 7000 · Restricted Expenses	144,063.22
Total Other Expense	147,920.05
Net Other Income	-147,920.05
Net Income	-887,360.20