

Forest West Owners Association, Inc.

04/02/21

Profit & Loss

Accrual Basis

January through February 2021

	Jan - Feb 21
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	44,080.02
4015 · Late Fees	155.00
4030 · Interest	4,110.52
4035 · Fines	250.00
4040 · Miscellaneous Income	5,126.37
Total Income	53,721.91
Gross Profit	53,721.91
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	282.11
5120 · Printing & Reproduction	5.65
5121 · Postage & Delivery	26.48
5148 · Legal/Professional	0.00
5149 · Website Cost	30.00
5150 · Management Fees	2,340.00
Total 5100 · Administrative Expense	2,684.24
5200 · Insurance	
5210 · D & O Liability Insurance	208.66
5220 · Insurance- Property	8,972.50
5225 · Umbrella Insurance	450.00
5230 · Liability Insurance	531.82
5245 · Fidelity Insurance	44.66
Total 5200 · Insurance	10,207.64
5300 · Utilities	
5310 · Electric	880.19
5320 · Telephone/Long Distance	442.41
5330 · Trash Removal	1,375.92
5340 · Water	1,466.09
Total 5300 · Utilities	4,164.61
5400 · Contract Services	
5410 · Landscaping	1,061.64
5415 · Pest Control	451.41
5420 · Pool/Jacuzzi Contract	736.10
Total 5400 · Contract Services	2,249.15
5500 · Repairs & Maintenance	
5510 · Common Areas	35.00
5565 · Plumbing Repairs	31,348.08
5578 · Porter/Maid Service	3,487.12
Total 5500 · Repairs & Maintenance	34,870.20
Total Expense	54,175.84
Net Ordinary Income	-453.93
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	604.35
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	-33,000.00
Total 7000 · Restricted Expenses	-33,000.00
Total Other Expense	-32,395.65
Net Other Income	32,395.65

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Net Income	<u><u>31,941.72</u></u>