Forest West Owners Association, Inc.
Profit & Loss
January through April 2021

	Jan - Apr 21	
Ordinary Income/Expense		
Income		
4010 · Regular Assesments	88,160.04	
4015 · Late Fees	300.00	
4030 · Interest	6,744.30	
4035 · Fines	250.00	
4040 · Miscellaneous Income	5,676.37	
Total Income		101,130.71
Gross Profit		101,130.71
Expense		
5100 · Administrative Expense		
5113 · Bank Service Charge	0.00	
5118 · Office Supplies	727.45	
5120 · Printing & Reproduction	54.60	
5121 · Postage & Delivery	68.16	
5148 · Legal/Professional	0.00	
5149 · Website Cost	30.00	
5150 · Management Fees	4,680.00	
5155 · Accounting/Audit Fees	230.00	
5170 · Bad Debt Expense	50.00	
Total 5100 · Administrative Expense		5,840.21
5200 · Insurance		
5210 · D & O Liability Insurance	417.32	
5220 · Insurance- Property	17,945.00	
5225 · Umbrella Insurance	900.00	
5230 · Liability Insurance	1,063.64	
5245 · Fidelity Insurance	100.50	
Total 5200 · Insurance		20,426.46
5300 · Utilities		
5310 · Electric	1,261.48	
5320 · Telephone/Long Distance	885.82	
5330 · Trash Removal	2,817.36	
5340 · Water	3,495.24	
Total 5300 · Utilities		8,459.90
5400 · Contract Services		
5410 · Landscaping	2,052.00	
5415 · Pest Control	601.88	
5420 · Pool/Jacuzzi Contract	1,612.93	
Total 5400 · Contract Services		4,266.81
5500 · Repairs & Maintenance		
5510 · Common Areas	263.58	
5525 · Exterior Repair	2,000.00	
5530 · Fences, Gates, & Walls	47.87	
5532 · Foundation & Drainage	487.12	
5545 · Cleaning	162.37	
5565 · Plumbing Repairs	-0.03	
5570 · Swimming Pool	413.13	
5575 · Roof Repairs	487.12	
5578 · Porter/Maid Service	6,607.12	
5585 · Misc. Repair & Maint.	333.70	
Total 5500 · Repairs & Maintenance		10,801.98
5800 · Causality Loss		
5897 · Architectual Fees	14,700.00	
Total 5800 · Causality Loss		14,700.00

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Total Expense	64,495.36
Net Ordinary Income	36,635.35
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	1,157.98
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	-33,000.00
Total 7000 · Restricted Expenses	-33,000.00
Total Other Expense	-31,842.02
Net Other Income	31,842.02
Net Income	**68,477.37**