

Forest West Owners Association, Inc.

12/06/21

Profit & Loss

Accrual Basis

January through October 2021

	Jan - Oct 21
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	220,400.10
4015 · Late Fees	705.00
4030 · Interest	13,805.83
4035 · Fines	250.00
4040 · Miscellaneous Income	6,176.37
Total Income	241,337.30
Gross Profit	241,337.30
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	1,140.74
5120 · Printing & Reproduction	312.89
5121 · Postage & Delivery	210.13
5130 · Rental/Storage	24.60
5148 · Legal/Professional	1,291.09
5149 · Website Cost	256.17
5150 · Management Fees	11,700.00
5155 · Accounting/Audit Fees	230.00
5170 · Bad Debt Expense	5,415.14
Total 5100 · Administrative Expense	20,580.76
5200 · Insurance	
5210 · D & O Liability Insurance	938.97
5220 · Insurance- Property	50,426.72
5225 · Umbrella Insurance	2,025.00
5230 · Liability Insurance	2,658.91
5245 · Fidelity Insurance	279.16
Total 5200 · Insurance	56,328.76
5300 · Utilities	
5310 · Electric	2,748.44
5320 · Telephone/Long Distance	2,040.66
5330 · Trash Removal	7,141.68
5340 · Water	9,478.55
Total 5300 · Utilities	21,409.33
5400 · Contract Services	
5410 · Landscaping	5,110.06
5415 · Pest Control	1,672.49
5420 · Pool/Jacuzzi Contract	4,606.06
Total 5400 · Contract Services	11,388.61
5500 · Repairs & Maintenance	
5510 · Common Areas	1,562.58
5520 · Electrical Repair	2,295.77
5525 · Exterior Repair	6,850.00
5530 · Fences, Gates, & Walls	47.87
5532 · Foundation & Drainage	487.12
5545 · Cleaning	162.37
5565 · Plumbing Repairs	952.47
5570 · Swimming Pool	475.81
5575 · Roof Repairs	487.12
5578 · Porter/Maid Service	16,508.37
5585 · Misc. Repair & Maint.	333.70
Total 5500 · Repairs & Maintenance	30,163.18
5800 · Causality Loss	
5805 · Reconstruction	52,880.00

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January through October 2021

	<u>Jan - Oct 21</u>
5897 · Architectural Fees	31,400.00
Total 5800 · Causality Loss	84,280.00
Total Expense	224,150.64
Net Ordinary Income	17,186.66
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	2,742.73
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	62,348.06
Total 7000 · Restricted Expenses	62,348.06
Total Other Expense	65,090.79
Net Other Income	-65,090.79
Net Income	<u><u>-47,904.13</u></u>