

Forest West Owners Association, Inc.

03/30/22

Profit & Loss

Accrual Basis

January through December 2021

	<u>Jan - Dec 21</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	264,480.12
4015 · Late Fees	875.00
4030 · Interest	17,118.97
4035 · Fines	400.00
4040 · Miscellaneous Income	6,426.37
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Total Income	289,300.46
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Gross Profit	289,300.46
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Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	1,761.09
5120 · Printing & Reproduction	439.58
5121 · Postage & Delivery	411.77
5130 · Rental/Storage	24.60
5148 · Legal/Professional	5,784.48
5149 · Website Cost	331.17
5150 · Management Fees	14,040.00
5151 · Management Fee Other	2,257.50
5155 · Accounting/Audit Fees	2,641.83
5170 · Bad Debt Expense	5,415.14
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Total 5100 · Administrative Expense	33,107.16
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5200 · Insurance	
5210 · D & O Liability Insurance	938.97
5220 · Insurance- Property	60,477.20
5225 · Umbrella Insurance	2,025.00
5230 · Liability Insurance	3,190.35
5245 · Fidelity Insurance	335.00
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Total 5200 · Insurance	66,966.52
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5300 · Utilities	
5310 · Electric	3,520.14
5320 · Telephone/Long Distance	2,212.30
5330 · Trash Removal	8,583.12
5340 · Water	14,162.66
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Total 5300 · Utilities	28,478.22
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5400 · Contract Services	
5404 · Janitorial	1,680.00
5410 · Landscaping	5,889.46
5415 · Pest Control	1,990.75
5420 · Pool/Jacuzzi Contract	5,342.16
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Total 5400 · Contract Services	14,902.37
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5500 · Repairs & Maintenance	
5510 · Common Areas	1,751.43
5520 · Electrical Repair	2,295.77
5525 · Exterior Repair	7,305.24
5530 · Fences, Gates, & Walls	507.93
5532 · Foundation & Drainage	487.12
5545 · Cleaning	162.37
5565 · Plumbing Repairs	952.47
5570 · Swimming Pool	475.81
5575 · Roof Repairs	40,237.12
5578 · Porter/Maid Service	18,474.30
5585 · Misc. Repair & Maint.	333.70
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Total 5500 · Repairs & Maintenance	72,983.26
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5800 · Causality Loss	

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5805 · Reconstruction	52,880.00
5897 · Architectural Fees	<u>32,752.50</u>
Total 5800 · Causality Loss	85,632.50
Total Expense	<u>302,070.03</u>
Net Ordinary Income	-12,769.57
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	3,226.23
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	<u>12,348.06</u>
Total 7000 · Restricted Expenses	<u>12,348.06</u>
Total Other Expense	<u>15,574.29</u>
Net Other Income	<u>-15,574.29</u>
Net Income	<u><u>-28,343.86</u></u>