

Forest West Owners Association, Inc.

Profit & Loss

06/19/22

January through October 2019

Accrual Basis

	<u>Jan - Oct 19</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	200,362.50
4015 · Late Fees	615.00
4030 · Interest	854.53
4035 · Fines	150.00
4040 · Miscellaneous Income	1,000.00
4212 · Insurance Claim Proceeds	1,363,400.00
Total Income	<u>1,566,382.03</u>
Gross Profit	1,566,382.03
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	1,007.83
5120 · Printing & Reproduction	128.22
5121 · Postage & Delivery	394.85
5135 · Licenses/Permits/Inspect	47.00
5140 · Meetings	100.00
5148 · Legal/Professional	0.00
5149 · Website Cost	434.34
5150 · Management Fees	11,700.00
5151 · Management Fee Other	3,490.75
5155 · Accounting/Audit Fees	230.00
Total 5100 · Administrative Expense	<u>17,532.99</u>
5200 · Insurance	
5210 · D & O Liability Insurance	980.80
5220 · Insurance- Property	31,481.29
5225 · Umbrella Insurance	1,706.75
5230 · Liability Insurance	3,095.86
5245 · Fidelity Insurance	226.31
Total 5200 · Insurance	<u>37,491.01</u>
5300 · Utilities	
5310 · Electric	1,708.20
5320 · Telephone/Long Distance	1,450.44
5330 · Trash Removal	6,042.36
5340 · Water	19,201.19
Total 5300 · Utilities	<u>28,402.19</u>
5400 · Contract Services	
5410 · Landscaping	4,125.90
5415 · Pest Control	2,131.83
5420 · Pool/Jacuzzi Contract	2,358.00
Total 5400 · Contract Services	<u>8,615.73</u>
5500 · Repairs & Maintenance	
5506 · Building Repairs	99.58
5510 · Common Areas	2,731.45
5515 · Clubhouse	84.54
5520 · Electrical Repair	420.05
5525 · Exterior Repair	10,115.85
5530 · Fences, Gates, & Walls	180.20
5532 · Foundation & Drainage	3,752.54
5540 · Interior	6,760.00
5545 · Cleaning	444.19
5550 · Landscaping	286.24
5555 · Lighting	478.90
5560 · Keys & Locks	47.39
5565 · Plumbing Repairs	1,300.00
5570 · Swimming Pool	592.76
5575 · Roof Repairs	64,300.00

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5578 · Porter/Maid Service	9,974.28
Total 5500 · Repairs & Maintenance	101,567.97
5800 · Causality Loss	
5810 · Assessments Credited	6,024.04
5815 · Communication	839.28
5820 · Initial Cleanup	133,044.83
5825 · Legal - regardng fire	2,300.00
5835 · Inspections, Fees & Permits	114.00
5898 · Public Adjust0r Fees	60,670.00
5899 · Mgmt Company Oversight Fees	13,629.82
Total 5800 · Causality Loss	216,621.97
Total Expense	410,231.86
Net Ordinary Income	1,156,150.17
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	3,827.41
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	-61,138.56
Total 7000 · Restricted Expenses	-61,138.56
Total Other Expense	-57,311.15
Net Other Income	57,311.15
Net Income	1,213,461.32
