

Forest West Owners Association, Inc.

06/19/22

Profit & Loss

Accrual Basis

January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	240,435.00
4015 · Late Fees	780.00
4030 · Interest	2,188.62
4035 · Fines	150.00
4040 · Miscellaneous Income	1,150.00
4212 · Insurance Claim Proceeds	210,597.93
Total Income	455,301.55
Gross Profit	455,301.55
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	1,407.07
5120 · Printing & Reproduction	255.64
5121 · Postage & Delivery	621.30
5135 · Licenses/Permits/Inspect	47.00
5140 · Meetings	100.00
5148 · Legal/Professional	0.00
5149 · Website Cost	434.34
5150 · Management Fees	14,040.00
5151 · Management Fee Other	3,490.75
5155 · Accounting/Audit Fees	1,619.56
5170 · Bad Debt Expense	-2,600.00
5180 · Admin-Misc. Expense	63.85
Total 5100 · Administrative Expense	19,479.51
5190 · Depreciation Expenses	1,793.92
5200 · Insurance	
5210 · D & O Liability Insurance	1,176.96
5220 · Insurance- Property	25,601.09
5225 · Umbrella Insurance	2,010.75
5230 · Liability Insurance	3,650.70
5245 · Fidelity Insurance	280.47
Total 5200 · Insurance	32,719.97
5300 · Utilities	
5310 · Electric	2,171.66
5320 · Telephone/Long Distance	1,591.26
5330 · Trash Removal	7,233.62
5340 · Water	24,883.64
Total 5300 · Utilities	35,880.18
5400 · Contract Services	
5410 · Landscaping	4,951.08
5415 · Pest Control	3,320.42
5420 · Pool/Jacuzzi Contract	3,178.00
Total 5400 · Contract Services	11,449.50
5500 · Repairs & Maintenance	
5506 · Building Repairs	99.58
5510 · Common Areas	4,100.38
5515 · Clubhouse	84.54
5520 · Electrical Repair	874.70
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	526.83
5560 · Keys & Locks	47.39

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5565 · Plumbing Repairs	1,700.02
5570 · Swimming Pool	592.76
5575 · Roof Repairs	66,625.00
5578 · Porter/Maid Service	12,257.02
Total 5500 · Repairs & Maintenance	108,447.24
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	426,392.29
Net Ordinary Income	28,909.26
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	5,802.60
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	0.00
Total 7000 · Restricted Expenses	0.00
Total Other Expense	5,802.60
Net Other Income	-5,802.60
Net Income	23,106.66