

Forest West Owners Association, Inc.

06/19/22

Profit & Loss

Accrual Basis

January through August 2019

	Jan - Aug 19
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	160,290.00
4015 · Late Fees	500.00
4030 · Interest	178.65
4035 · Fines	150.00
4040 · Miscellaneous Income	850.00
4212 · Insurance Claim Proceeds	150,000.00
Total Income	311,968.65
Gross Profit	311,968.65
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	882.31
5120 · Printing & Reproduction	122.14
5121 · Postage & Delivery	339.85
5135 · Licenses/Permits/Inspect	47.00
5140 · Meetings	100.00
5148 · Legal/Professional	0.00
5149 · Website Cost	434.34
5150 · Management Fees	9,360.00
5151 · Management Fee Other	719.50
5155 · Accounting/Audit Fees	230.00
Total 5100 · Administrative Expense	12,235.14
5200 · Insurance	
5210 · D & O Liability Insurance	784.64
5220 · Insurance- Property	12,250.00
5225 · Umbrella Insurance	1,382.00
5230 · Liability Insurance	2,505.28
5245 · Fidelity Insurance	172.15
Total 5200 · Insurance	17,094.07
5300 · Utilities	
5310 · Electric	1,338.79
5320 · Telephone/Long Distance	1,015.43
5330 · Trash Removal	4,851.10
5340 · Water	18,681.29
Total 5300 · Utilities	25,886.61
5400 · Contract Services	
5410 · Landscaping	3,300.72
5415 · Pest Control	1,863.37
5420 · Pool/Jacuzzi Contract	1,908.00
Total 5400 · Contract Services	7,072.09
5500 · Repairs & Maintenance	
5506 · Building Repairs	89.25
5510 · Common Areas	959.97
5520 · Electrical Repair	43.75
5525 · Exterior Repair	1,117.58
5530 · Fences, Gates, & Walls	180.20
5532 · Foundation & Drainage	3,752.54
5540 · Interior	4,660.00
5545 · Cleaning	396.83
5550 · Landscaping	170.50
5555 · Lighting	154.15
5560 · Keys & Locks	47.39
5565 · Plumbing Repairs	238.50
5570 · Swimming Pool	337.29
5575 · Roof Repairs	8,875.00

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5578 · Porter/Maid Service	8,004.10
Total 5500 · Repairs & Maintenance	29,027.05
5800 · Causality Loss	
5810 · Assessments Credited	6,024.04
5815 · Communication	839.28
5820 · Initial Cleanup	126,850.73
5825 · Legal - regarding fire	2,300.00
5835 · Inspections, Fees & Permits	114.00
5899 · Mgmt Company Oversight Fees	13,010.41
Total 5800 · Causality Loss	149,138.46
Total Expense	240,453.42
Net Ordinary Income	71,515.23
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	3,063.49
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	9,361.44
Total 7000 · Restricted Expenses	9,361.44
Total Other Expense	12,424.93
Net Other Income	-12,424.93
Net Income	<u><u>59,090.30</u></u>