

Forest West Owners Association, Inc.

Profit & Loss

06/19/22

January through September 2019

Accrual Basis

	<u>Jan - Sep 19</u>
Ordinary Income/Expense	
Income	
4010 · Regular Assesments	180,326.25
4015 · Late Fees	550.00
4030 · Interest	222.06
4035 · Fines	150.00
4040 · Miscellaneous Income	1,000.00
4212 · Insurance Claim Proceeds	1,363,400.00
Total Income	<u>1,545,648.31</u>
Gross Profit	1,545,648.31
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	945.05
5120 · Printing & Reproduction	125.48
5121 · Postage & Delivery	367.65
5135 · Licenses/Permits/Inspect	47.00
5140 · Meetings	100.00
5148 · Legal/Professional	0.00
5149 · Website Cost	434.34
5150 · Management Fees	10,530.00
5151 · Management Fee Other	719.50
5155 · Accounting/Audit Fees	230.00
Total 5100 · Administrative Expense	<u>13,499.02</u>
5200 · Insurance	
5210 · D & O Liability Insurance	882.72
5220 · Insurance- Property	13,781.25
5225 · Umbrella Insurance	1,554.75
5230 · Liability Insurance	2,818.44
5245 · Fidelity Insurance	199.23
Total 5200 · Insurance	<u>19,236.39</u>
5300 · Utilities	
5310 · Electric	1,536.17
5320 · Telephone/Long Distance	1,189.21
5330 · Trash Removal	5,446.73
5340 · Water	18,681.29
Total 5300 · Utilities	<u>26,853.40</u>
5400 · Contract Services	
5410 · Landscaping	3,713.31
5415 · Pest Control	1,863.37
5420 · Pool/Jacuzzi Contract	2,358.00
Total 5400 · Contract Services	<u>7,934.68</u>
5500 · Repairs & Maintenance	
5506 · Building Repairs	89.25
5510 · Common Areas	959.97
5520 · Electrical Repair	420.05
5525 · Exterior Repair	1,143.83
5530 · Fences, Gates, & Walls	180.20
5532 · Foundation & Drainage	3,752.54
5540 · Interior	5,260.00
5545 · Cleaning	444.19
5550 · Landscaping	286.24
5555 · Lighting	154.15
5560 · Keys & Locks	47.39
5565 · Plumbing Repairs	0.00
5570 · Swimming Pool	592.76
5575 · Roof Repairs	8,875.00

2:50 PM

Forest West Owners Association, Inc.

06/19/22

Profit & Loss

Accrual Basis

January through September 2019

	<u>Jan - Sep 19</u>
5578 · Porter/Maid Service	9,064.96
Total 5500 · Repairs & Maintenance	31,270.53
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 Adjustor Fees	60,670.00
5899 · Mgmt Company Oversight Fees	13,629.82
Total 5800 · Causality Loss	216,621.97
Total Expense	315,415.99
Net Ordinary Income	1,230,232.32
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	3,454.27
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	9,361.44
Total 7000 · Restricted Expenses	9,361.44
Total Other Expense	12,815.71
Net Other Income	-12,815.71
Net Income	1,217,416.61
