

Forest West Owners Association, Inc.

06/19/22

Profit & Loss

Accrual Basis

January through April 2022

	<u>Jan - Apr 22</u>
Ordinary Income/Expense	
Income	
4009 · Special Assessments	1,499,998.50
4010 · Regular Assesments	88,160.04
4015 · Late Fees	315.00
4030 · Interest	4,603.87
4035 · Fines	50.00
4040 · Miscellaneous Income	400.00
Total Income	<u>1,593,527.41</u>
Gross Profit	1,593,527.41
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	279.32
5120 · Printing & Reproduction	113.89
5121 · Postage & Delivery	93.91
5140 · Meetings	212.00
5148 · Legal/Professional	1,290.30
5149 · Website Cost	60.00
5150 · Management Fees	4,680.00
5155 · Accounting/Audit Fees	240.00
Total 5100 · Administrative Expense	<u>6,969.42</u>
5200 · Insurance	
5220 · Insurance- Property	20,100.96
5230 · Liability Insurance	1,062.88
5245 · Fidelity Insurance	111.68
Total 5200 · Insurance	<u>21,275.52</u>
5300 · Utilities	
5310 · Electric	990.27
5320 · Telephone/Long Distance	1,057.73
5330 · Trash Removal	3,099.06
5340 · Water	4,311.59
Total 5300 · Utilities	<u>9,458.65</u>
5400 · Contract Services	
5404 · Janitorial	6,120.00
5410 · Landscaping	1,602.10
5415 · Pest Control	636.52
5420 · Pool/Jacuzzi Contract	1,612.93
Total 5400 · Contract Services	<u>9,971.55</u>
5500 · Repairs & Maintenance	
5510 · Common Areas	1,159.41
5520 · Electrical Repair	216.50
5525 · Exterior Repair	7,625.00
5565 · Plumbing Repairs	560.38
Total 5500 · Repairs & Maintenance	<u>9,561.29</u>
5700 · Taxes	
5720 · Income Tax	4,380.01
Total 5700 · Taxes	<u>4,380.01</u>
Total Expense	<u>61,616.44</u>
Net Ordinary Income	1,531,910.97
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	891.30

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7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	<u>41,436.78</u>
Total 7000 · Restricted Expenses	<u>41,436.78</u>
Total Other Expense	<u>42,328.08</u>
Net Other Income	<u>-42,328.08</u>
Net Income	<u><u>1,489,582.89</u></u>