

Forest West Owners Association, Inc.

09/14/22

Profit & Loss

Accrual Basis

January through June 2022

	<u>Jan - Jun 22</u>
Ordinary Income/Expense	
Income	
4009 · Special Assessments	1,499,998.50
4010 · Regular Assesments	132,240.06
4015 · Late Fees	455.00
4030 · Interest	4,833.57
4035 · Fines	300.00
4040 · Miscellaneous Income	500.00
Total Income	<u>1,638,327.13</u>
Gross Profit	1,638,327.13
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	660.05
5120 · Printing & Reproduction	159.83
5121 · Postage & Delivery	202.23
5140 · Meetings	212.00
5148 · Legal/Professional	3,244.10
5149 · Website Cost	991.17
5150 · Management Fees	7,020.00
5151 · Management Fee Other	762.50
5155 · Accounting/Audit Fees	240.00
Total 5100 · Administrative Expense	<u>13,491.88</u>
5200 · Insurance	
5220 · Insurance- Property	30,151.44
5230 · Liability Insurance	1,594.32
5245 · Fidelity Insurance	167.52
Total 5200 · Insurance	<u>31,913.28</u>
5300 · Utilities	
5310 · Electric	1,460.49
5320 · Telephone/Long Distance	1,190.74
5330 · Trash Removal	4,684.62
5340 · Water	6,485.76
Total 5300 · Utilities	<u>13,821.61</u>
5400 · Contract Services	
5404 · Janitorial	9,240.00
5410 · Landscaping	2,430.22
5415 · Pest Control	795.65
5420 · Pool/Jacuzzi Contract	2,727.91
Total 5400 · Contract Services	<u>15,193.78</u>
5500 · Repairs & Maintenance	
5510 · Common Areas	1,172.94
5520 · Electrical Repair	976.50
5525 · Exterior Repair	8,214.11
5565 · Plumbing Repairs	560.38
5578 · Porter/Maid Service	243.56
Total 5500 · Repairs & Maintenance	<u>11,167.49</u>
5700 · Taxes	
5720 · Income Tax	4,380.01
Total 5700 · Taxes	<u>4,380.01</u>
5800 · Causality Loss	
5805 · Reconstruction	7,360.71
Total 5800 · Causality Loss	<u>7,360.71</u>

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	<u>Jan - Jun 22</u>
Total Expense	97,328.76
Net Ordinary Income	1,540,998.37
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	1,305.80
7000 · Restricted Expenses	
7010 · Restricted Reserve Expenses	41,436.78
Total 7000 · Restricted Expenses	41,436.78
Total Other Expense	42,742.58
Net Other Income	-42,742.58
Net Income	<u><u>1,498,255.79</u></u>