

Forest West Owners Association, Inc.

09/29/22

Profit & Loss

Accrual Basis

January through August 2022

	<u>Jan - Aug 22</u>
Ordinary Income/Expense	
Income	
4009 · Special Assessments	1,499,998.50
4010 · Regular Assesments	176,320.08
4015 · Late Fees	515.00
4030 · Interest	5,102.90
4035 · Fines	350.00
4040 · Miscellaneous Income	550.00
	<hr/>
Total Income	1,682,836.48
	<hr/>
Gross Profit	1,682,836.48
	<hr/>
Expense	
5100 · Administrative Expense	
5113 · Bank Service Charge	0.00
5118 · Office Supplies	1,180.50
5120 · Printing & Reproduction	200.97
5121 · Postage & Delivery	239.75
5140 · Meetings	212.00
5148 · Legal/Professional	4,273.85
5149 · Website Cost	1,181.15
5150 · Management Fees	10,195.00
5151 · Management Fee Other	762.50
5155 · Accounting/Audit Fees	2,076.99
	<hr/>
Total 5100 · Administrative Expense	20,322.71
	<hr/>
5200 · Insurance	
5220 · Insurance- Property	40,203.92
5230 · Liability Insurance	2,125.76
5245 · Fidelity Insurance	223.36
	<hr/>
Total 5200 · Insurance	42,553.04
	<hr/>
5300 · Utilities	
5310 · Electric	1,918.21
5320 · Telephone/Long Distance	1,671.42
5330 · Trash Removal	6,270.18
5340 · Water	8,477.25
	<hr/>
Total 5300 · Utilities	18,337.06
	<hr/>
5400 · Contract Services	
5404 · Janitorial	12,480.00
5410 · Landscaping	3,285.40
5415 · Pest Control	1,273.04
5420 · Pool/Jacuzzi Contract	3,832.07
	<hr/>
Total 5400 · Contract Services	20,870.51
	<hr/>
5500 · Repairs & Maintenance	
5510 · Common Areas	4,368.80
5520 · Electrical Repair	976.50
5525 · Exterior Repair	8,214.11
5530 · Fences, Gates, & Walls	217.06
5565 · Plumbing Repairs	1,247.32
5578 · Porter/Maid Service	487.12
	<hr/>
Total 5500 · Repairs & Maintenance	15,510.91
	<hr/>
5700 · Taxes	
5720 · Income Tax	4,380.01
	<hr/>
Total 5700 · Taxes	4,380.01
	<hr/>
5800 · Causality Loss	
5805 · Reconstruction	429,873.85
5897 · Architectual Fees	480.00
	<hr/>

3:10 PM

Forest West Owners Association, Inc.

09/29/22

Profit & Loss

Accrual Basis

January through August 2022

	<u>Jan - Aug 22</u>
Total 5800 · Causality Loss	430,353.85
Total Expense	<u>552,328.09</u>
Net Ordinary Income	1,130,508.39
Other Income/Expense	
Other Expense	
6700 · Interest (Construction) Expense	1,697.02
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>43,133.80</u>
Net Other Income	<u>-43,133.80</u>
Net Income	<u><u>1,087,374.59</u></u>