

FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION

MONTHLY FINANCIAL REPORT
MONTH END: AUGUST 31, 2023

RUN DATE
9/11/2023

BALANCE SHEET

ASSETS

ACCOUNT	DISC.	BALANCE	AS OF
680404	OPERATING	\$20,131.21	8.31.23
972944	RESERVE	\$13,076.42	8.31.23
	INVESTMENT	\$58,790.80	8.31.23
	TOTAL ASSETS	<u>\$91,998.43</u>	8.31.23

LIABILITIES

CATEGORY	DISC.	BALANCE	AS OF
LOAN DEBT		\$0.00	8.31.23
VENDOR INV. UNPAID		\$0.00	8.31.23
	TOTAL LIABILITIES	<u>\$0.00</u>	8.31.23
TOTAL ASSETS-LIABILITIES		<u>\$91,998.43</u>	8.31.23

END

COMPARATIVE INCOME AND EXPENSE TO BUDGET REPORT

	BUDGET ITEM NO.	CATEGORY	MTD ACTUAL	YTD ACTUAL	2022 BUDGET	VARIANCE
INCOME	A	ASSESSMENT INCOME	\$31,347.21	\$328,619.12	\$264,000.00	-\$64,619.12
	B	LATE FEE INCOME	\$0.00	\$0.00	\$360.00	\$360.00
	C	INTEREST INCOME	\$4.08	\$784.55	\$120.00	-\$664.55
	D	COMPLIANCE FINES	\$0.00	\$0.00	\$0.00	\$0.00
		TOTAL INCOME	\$31,351.29	\$329,403.67	\$264,480.00	-\$64,923.67
EXPENSE	1	ELECTRIC	\$337.88	\$5,000.47	\$4,500.00	-\$500.47
	2	WATER/SEWER	\$0.00	\$64,487.48	\$38,000.00	-\$26,487.48
	3	TRASH	\$534.28	\$8,142.16	\$6,240.00	-\$1,902.16
	4	SECURITY	\$0.00	\$0.00	\$6,000.00	\$6,000.00
	5	SOCIAL	\$0.00	\$96.86	\$0.00	-\$96.86
	6	LAWN CARE	\$2,486.75	\$46,062.15	\$20,000.00	-\$26,062.15
	7	TREE TRIMMING	\$0.00	\$24,825.00	\$12,500.00	-\$12,325.00
	8	GROUNDS CLEANUP	\$0.00	\$4,161.55	\$1,500.00	-\$2,661.55
	9	SNOW REMOVAL	\$0.00	\$14,465.00	\$15,500.00	\$1,035.00
	10	CONCRETE	\$0.00	\$1,550.00	\$10,000.00	\$8,450.00
	11	GENERAL MAINT.	\$500.00	\$56,654.72	\$18,000.00	-\$38,654.72
	12	GUTTER CLEANING	\$125.00	\$125.00	\$2,500.00	\$2,375.00
	13	GUTTER REPAIR	\$0.00	\$200.00	\$500.00	\$300.00
	14	ROOF REPAIR	\$0.00	\$1,400.00	\$2,000.00	\$600.00
	15	POWER WASHING	\$0.00	\$9,856.00	\$4,500.00	-\$5,356.00
	16	DECK MAINTENANCE	\$0.00	\$46,429.34	\$10,000.00	-\$36,429.34
	18	PEST CONTROL	-\$785.00	\$1,315.00	\$3,900.00	\$2,585.00
	19	TERMITE CONTROL	\$0.00	\$0.00	\$3,000.00	\$3,000.00
	20	GARAGE DOORS	\$0.00	\$3,695.65	\$500.00	-\$3,195.65
	21	GENERAL ADMIN	\$117.91	\$6,988.59	\$2,200.00	-\$4,788.59
	22	INSURANCE	\$0.00	-\$558.72	\$58,200.00	\$58,758.72
	23	MANAGEMENT FEE	\$2,997.32	\$20,981.57	\$17,983.92	-\$2,997.65
	24	TAX PREP/ACCOUNT	\$0.00	\$225.00	\$350.00	\$125.00
	25	TAXES/FEES	\$0.00	\$0.00	\$750.00	\$750.00
	26	LEGAL	\$3,131.71	\$12,373.70	\$3,000.00	-\$9,373.70
	27	REC PAYMENTS	\$880.00	\$35,511.96	\$10,560.00	-\$24,951.96
		TOTAL EXPENSE	\$10,325.85	\$363,988.48	\$252,183.92	-\$111,804.56
RESERVE	17	RESERVE TRANSFER	\$0.00	\$7,700.00	\$12,000.00	\$4,300.00
	20	TRANSFER FROM RESERV	\$0.00	\$55,486.26	\$0.00	-\$55,486.26
		TOTAL RESERVE	\$0.00	-\$47,786.26	\$12,000.00	-\$51,186.26

END