

FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION
MONTHLY FINANCIAL REPORT
MONTH END: SEPTEMBER 30, 2022

RUN DATE
10/14/2022

BALANCE SHEET

ASSETS			
ACCOUNT	DISC.	BALANCE	AS OF
680404	OPERATING	\$21,279.99	9.30.22
972944	RESERVE	\$5,486.36	9.30.22
	INVESTMENT	\$116,717.91	9.30.22
TOTAL ASSETS		<u>\$143,484.26</u>	9.30.22
LIABILITIES			
CATEGORY	DISC.	BALANCE	AS OF
LOAN DEBT		\$0.00	9.30.22
VENDOR INV. UNPAID		\$0.00	9.30.22
TOTAL LIABILITIES		<u>\$0.00</u>	9.30.22
TOTAL ASSETS-LIABILITIES		<u>\$143,484.26</u>	9.30.22

END

COMPARATIVE INCOME AND EXPENSE TO BUDGET REPORT

INCOME	BUDGET ITEM NO.	CATEGORY	MTD ACTUAL	YTD ACTUAL	2022 BUDGET	VARIANCE
INCOME	A	ASSESSMENT INCOME	\$26,579.50	\$45,105.00	\$264,000.00	\$218,895.00
	B	LATE FEE INCOME	\$0.00	\$0.00	\$360.00	\$360.00
	C	INTEREST INCOME	\$372.71	\$375.56	\$120.00	-\$255.56
	D	COMPLIANCE FINES	\$0.00	\$0.00	\$0.00	\$0.00
		TOTAL INCOME	\$26,952.21	\$45,480.56	\$264,480.00	\$218,999.44
EXPENSE	1	ELECTRIC	\$0.00	\$640.10	\$4,500.00	\$3,859.90
	2	WATER/SEWER	\$0.00	\$0.00	\$38,000.00	\$38,000.00
	3	TRASH	\$0.00	\$0.00	\$6,240.00	\$6,240.00
	4	SECURITY	\$0.00	\$0.00	\$6,000.00	\$6,000.00
	5	SOCIAL	\$0.00	\$0.00	\$0.00	\$0.00
	6	LAWN CARE	\$9,689.45	\$9,689.45	\$20,000.00	\$10,310.55
	7	TREE TRIMMING	\$0.00	\$20,325.00	\$12,500.00	-\$7,825.00
	8	GROUNDS CLEANUP	\$390.00	\$390.00	\$1,500.00	\$1,110.00
	9	SNOW REMOVAL	\$0.00	\$0.00	\$15,500.00	\$15,500.00
	10	CONCRETE	\$0.00	\$0.00	\$10,000.00	\$10,000.00
	11	GENERAL MAINT.	\$0.00	\$3,500.00	\$18,000.00	\$14,500.00
	12	GUTTER CLEANING	\$0.00	\$0.00	\$2,500.00	\$2,500.00
	13	GUTTER REPAIR	\$0.00	\$0.00	\$500.00	\$500.00
	14	ROOF REPAIR	\$200.00	\$200.00	\$2,000.00	\$1,800.00
	15	POWER WASHING	\$0.00	\$0.00	\$4,500.00	\$4,500.00
	16	DECK MAINTENANCE	\$0.00	\$0.00	\$10,000.00	\$10,000.00
	18	PEST CONTROL	\$0.00	\$0.00	\$3,900.00	\$3,900.00
	19	TERMITE CONTROL	\$0.00	\$0.00	\$3,000.00	\$3,000.00
	20	GARAGE DOORS	\$0.00	\$740.65	\$500.00	-\$240.65
	21	GENERAL ADMIN	\$409.00	\$1,397.31	\$2,200.00	\$802.69
	22	INSURANCE	\$4,755.09	\$4,817.09	\$58,200.00	\$53,382.91
	23	MANAGEMENT FEE	\$1,498.66	\$2,997.65	\$17,983.92	\$14,986.27
	24	TAX PREP/ACCOUNT	\$0.00	\$0.00	\$350.00	\$350.00
	25	TAXES/FEES	\$0.00	\$0.00	\$750.00	\$750.00
	26	LEGAL	\$0.00	\$0.00	\$3,000.00	\$3,000.00
	27	REC PAYMENTS	\$0.00	\$3,520.00	\$10,560.00	\$7,040.00
		TOTAL EXPENSE	\$16,942.20	\$48,217.25	\$252,183.92	\$203,966.67
RESERVE	17	RESERVE TRANSFER	\$0.00	\$0.00	\$12,000.00	\$12,000.00
	20	TRANSFER FROM RESERVE	\$5,486.36	\$5,486.36	\$0.00	-\$5,486.36
		TOTAL RESERVE	-\$5,486.36	-\$5,486.36	\$12,000.00	\$17,486.36

END