

FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION

MONTHLY FINANCIAL REPORT
MONTH END: AUGUST 31, 2022

RUN DATE
9/19/2022

BALANCE SHEET

ASSETS			
ACCOUNT	DISC.	BALANCE	AS OF
680404	OPERATING	\$5,603.55	8.31.22
972944	RESERVE	\$5,486.36	8.31.22
	INVESTMENT	\$116,345.97	8.31.22
	TOTAL ASSETS	<u>\$127,435.88</u>	8.31.22
LIABILITIES			
CATEGORY	DISC.	BALANCE	AS OF
LOAN DEBT		\$0.00	8.31.22
VENDOR INV. UNPAID		\$0.00	8.31.22
	TOTAL LIABILITIES	<u>\$0.00</u>	8.31.22
	TOTAL ASSETS-LIABILITIES	<u>\$127,435.88</u>	8.31.22

END

COMPARATIVE INCOME AND EXPENSE TO BUDGET REPORT

	BUDGET ITEM NO.	CATEGORY	MTD ACTUAL	YTD ACTUAL	2022 BUDGET	VARIANCE
INCOME	A	ASSESSMENT INCOME	\$18,525.50	\$18,525.50	\$264,000.00	\$245,474.50
	B	LATE FEE INCOME	\$0.00	\$0.00	\$360.00	\$360.00
	C	INTEREST INCOME	\$2.85	\$2.85	\$120.00	\$117.15
	D	COMPLIANCE FINES	\$0.00	\$0.00	\$0.00	\$0.00
		TOTAL INCOME	\$18,528.35	\$18,528.35	\$264,480.00	\$245,951.65
EXPENSE	1	ELECTRIC	\$640.10	\$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	\$0.00	\$0.00	\$20,000.00	\$20,000.00
	7	TREE TRIMMING	\$20,325.00	\$20,325.00	\$12,500.00	-\$7,825.00
	8	GROUPS CLEANUP	\$0.00	\$0.00	\$1,500.00	\$1,500.00
	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.	\$3,500.00	\$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	\$0.00	\$0.00	\$2,000.00	\$2,000.00
	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	\$740.65	\$740.65	\$500.00	-\$240.65
	21	GENERAL ADMIN	\$988.31	\$988.31	\$2,200.00	\$1,211.69
	22	INSURANCE	\$62.00	\$62.00	\$58,200.00	\$58,138.00
	23	MANAGEMENT FEE	\$1,498.66	\$1,498.66	\$17,983.92	\$16,485.26
	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	\$3,520.00	\$3,520.00	\$10,560.00	\$7,040.00
		TOTAL EXPENSE	\$31,274.72	\$31,274.72	\$252,183.92	\$220,909.20
RESERVE	17	RESERVE TRANSFER	\$0.00	\$0.00	\$12,000.00	\$12,000.00
	20	TRANSFER FROM RESERV	\$5,000.00	\$5,000.00	\$0.00	-\$5,000.00
		TOTAL RESERVE	-\$5,000.00	-\$5,000.00	\$12,000.00	\$17,000.00

END