

FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION

MONTHLY FINANCIAL REPORT
MONTH END: NOVEMBER 30, 2022

RUN DATE
12/9/2022

BALANCE SHEET

ASSETS			
ACCOUNT	DISC.	BALANCE	AS OF
680404	OPERATING	\$19,854.50	11.30.22
972944	RESERVE	\$2,000.61	11.30.22
	INVESTMENT	\$91,896.82	11.30.22
TOTAL ASSETS		<u>\$113,751.93</u>	11.30.22
LIABILITIES			
CATEGORY	DISC.	BALANCE	AS OF
LOAN DEBT		\$0.00	11.30.22
VENDOR INV. UNPAID		\$0.00	11.30.22
TOTAL LIABILITIES		<u>\$0.00</u>	11.30.22
TOTAL ASSETS-LIABILITIES		<u>\$113,751.93</u>	11.30.22

COMPARATIVE INCOME AND EXPENSE TO BUDGET REPORT

	BUDGET ITEM NO.	CATEGORY	MTD ACTUAL	YTD ACTUAL	2022 BUDGET	VARIANCE
INCOME	A	ASSESSMENT INCOME	\$21,795.00	\$76,456.63	\$264,000.00	\$187,543.37
	B	LATE FEE INCOME	\$0.00	\$0.00	\$360.00	\$360.00
	C	INTEREST INCOME	\$0.98	\$556.52	\$120.00	-\$436.52
	D	COMPLIANCE FINES	\$0.00	\$0.00	\$0.00	\$0.00
		TOTAL INCOME	\$21,795.98	\$77,013.15	\$264,480.00	\$187,466.85
EXPENSE	1	ELECTRIC	\$243.25	\$1,880.68	\$4,500.00	\$2,619.32
	2	WATER/SEWER	\$1,238.42	\$32,001.57	\$38,000.00	\$5,998.43
	3	TRASH	\$0.00	\$2,097.41	\$6,240.00	\$4,142.59
	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	\$9,689.48	\$20,000.00	\$10,310.52
	7	TREE TRIMMING	\$0.00	\$24,825.00	\$12,500.00	-\$12,325.00
	8	GROUPS CLEANUP	\$350.00	\$740.00	\$1,500.00	\$760.00
	9	SNOW REMOVAL	\$1,285.00	\$1,285.00	\$15,500.00	\$14,215.00
	10	CONCRETE	\$0.00	\$450.00	\$10,000.00	\$9,550.00
	11	GENERAL MAINT.	\$16,884.04	\$21,284.04	\$18,000.00	-\$3,284.04
	12	GUTTER CLEANING	\$0.00	\$0.00	\$2,500.00	\$2,500.00
	13	GUTTER REPAIR	\$200.00	\$200.00	\$500.00	\$300.00
	14	ROOF REPAIR	\$0.00	\$350.00	\$2,000.00	\$1,650.00
	15	POWER WASHING	\$0.00	\$9,856.00	\$4,500.00	-\$5,356.00
	16	DECK MAINTENANCE	\$4,400.00	\$4,400.00	\$10,000.00	\$5,600.00
	18	PEST CONTROL	\$0.00	\$150.00	\$3,900.00	\$3,750.00
	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	\$760.00	\$4,125.95	\$2,200.00	-\$1,925.95
	22	INSURANCE	\$0.00	-\$558.72	\$58,200.00	\$58,758.72
	23	MANAGEMENT FEE	\$1,498.66	\$5,994.97	\$17,983.92	\$11,988.95
	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	\$0.00	-\$8.09	\$3,000.00	\$3,008.09
	27	REC PAYMENTS	\$1,760.00	\$5,280.00	\$10,560.00	\$5,280.00
		TOTAL EXPENSE	\$28,619.37	\$125,008.94	\$252,183.92	\$127,174.98
RESERVE	17	RESERVE TRANSFER	\$1,000.00	\$2,000.00	\$12,000.00	\$10,000.00
	20	TRANSFER FROM RESERVE	\$0.00	\$30,486.26	\$0.00	-\$30,486.26
		TOTAL RESERVE	\$1,000.00	-\$28,486.26	\$12,000.00	-\$20,486.26

END