FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION MONTHLY FINANCIAL REPORT MONTH END: JULY 31, 2023

BALANCE SHEET		·			RUN DATE 8/8/2023
	ASSETS				
	ACCOUNT	DISC.	BALANCE	AS OF	
	680404	OPERATING	\$17,664.72	7.31.23	
	972944	RESERVE	\$13,073.09	7.31.23	
		INVESTMENT	\$58,790.80	7.31.23	
		TOTAL ASSETS	\$89,528.6 <u>1</u>	7.31.23	
	LIABILITIES				
	CATEGORY	DISC.	BALANCE	AS OF	
	LOAN DEBT		\$0.00	7.31.23	
	VENDOR INV. UNPAID		\$0.00	7.31.23	
		TOTAL LIABILITIES	\$0.00	7.31.23	

\$89,528.61

7.31.23

TOTAL ASSETS-LIABILITIES

COMPARATIVE INCOME AND EXPENSE TO BUDGET REPORT

NECOME		BUDGET ITEM NO.	CATEGORY	MTD ACTUAL	YTD ACTUAL	2022 BUDGET	VARIANCE
B	INCOME	Δ	ASSESSMENT INCOME	\$15 921 40	\$297 271 91	\$264,000,00	-\$33 271 91
C							
D						· ·	
		P	COMPLIANCE FINES		·		· ·
Temperaturn Februar						·	
	EXPENSE						
SECURITY SO.00 SO.00 SO.00 SO.00.00 SO.00.0		1	ELECTRIC	\$336.87	\$4,662.59	\$4,500.00	-\$162.59
SECURITY		2	WATER/SEWER	\$8,033.34	\$64,487.48	\$38,000.00	-\$26,487.48
S		3	TRASH	\$622.55	\$7,607.88	\$6,240.00	-\$1,367.88
Fig.		4	SECURITY			\$6,000.00	
TREE TRIMMING \$0.00 \$24,825.00 \$12,500.00 \$-\$12,325.00 \$-\$12,605.05 \$-\$2,661.55 \$-\$2,601.55 \$-\$2,601.55 \$-\$2,601.55 \$-\$2,601.55 \$-\$2,601.55 \$-\$2,601.55 \$-\$2,601.65 \$-\$2		5	SOCIAL		\$96.86	\$0.00	-\$96.86
S			LAWN CARE				
SNOW REMOVAL \$0.00		7	TREE TRIMMING	\$0.00	\$24,825.00	\$12,500.00	-\$12,325.00
10			GROUNDS CLEANUP				
11 GENERAL MAINT. \$1,200.00 \$56,154.72 \$18,000.00 \$-33,154.72 12 GUTTER CLEANING \$0.00 \$0.00 \$2,500.00 \$2,500.00 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 \$-53,366.00 16 DECK MAINTENANCE \$0.00 \$2,000.00 \$3,900.00 \$-53,366.00 18 PEST CONTROL \$0.00 \$2,100.00 \$3,900.00 \$1,800.00 19 TERMITE CONTROL \$0.00 \$0.00 \$3,900.00 \$3,900.00 \$3,900.00 19 TERMITE CONTROL \$0.00 \$0.00 \$3,900.00 \$3,900.00 \$3,900.00 19 GENERAL ADMIN \$597.00 \$6,870.68 \$2,200.00 \$-33,195.65 10 GENERAL ADMIN \$597.00 \$6,870.68 \$2,200.00 \$-53,195.65 15 GENERAL ADMIN \$597.00 \$6,870.68 \$2,200.00 \$-58,758.72 16 GENERAL ADMIN \$597.00 \$5,875.87 \$58,200.00 \$58,758.72 17 ALEXPERES \$0.00 \$0.00 \$750.00 \$750.00 \$750.00 18 CEPAYMENTS \$10,880.00 \$34,631.96 \$10,560.00 \$-524,071.96 19 CEPAYMENTS \$10,880.00 \$34,631.96 \$10,560.00 \$-524,071.96 19 CEPAYMENTS \$10,880.00 \$34,631.96 \$10,560.00 \$-524,071.96 19 CEPAYMENTS \$10,880.00 \$57,700.00 \$12,000.00 \$-524,071.96 19 CEPAYMENTS \$10,880.00 \$57,700.00 \$12,000.00 \$-524,071.96 19 CEPAYMENTS \$10,880.00 \$1							
12 GUTTER CLEANING \$0.00 \$0.00 \$2,500.00 \$2,500.00 \$3,500.00 \$3,500.00 \$3,000.00 \$							
13 GUTTER REPAIR \$0.00 \$200.00 \$500.00 \$300.00 \$600.							
14 ROOF REPAIR \$0.00 \$1,400.00 \$2,000.00 \$600.00 15 POWER WASHING \$0.00 \$9,856.00 \$4,500.00 \$-55,366.00 16 DECK MAINTENANCE \$0.00 \$46,429.34 \$10,000.00 \$-36,429.34 18 PEST CONTROL \$0.00 \$2,100.00 \$3,900.00 \$1,800.00 19 TERMITE CONTROL \$0.00 \$0.00 \$3,000.00 \$3,900.00 \$3,900.00 20 GARAGE DOORS \$0.00 \$3,695.65 \$500.00 \$-38,195.65 21 GENERAL ADMIN \$597.00 \$6,870.68 \$2,200.00 \$-54,670.68 22 INSURANCE \$0.00 \$-5558.72 \$58,200.00 \$58,758.72 23 MANAGEMENT FEE \$1,498.66 \$17,984.25 \$17,983.92 \$-\$0.33 24 TAX PREP/ACCOUNT \$0.00 \$225.00 \$350.00 \$1250.00 25 TAXES/FEES \$0.00 \$0.00 \$750.00 \$750.00 26 LEGAL \$2,301.01 \$9,924.19 \$3,000.00 \$-\$6,241.99 27 REC PAYMENTS \$10,880.00 \$34,631.96 \$10,560.00 \$-\$24,071.96 28 RESERVE TRANSFER \$1,000.00 \$7,700.00 \$12,000.00 \$4,300.00 28 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 28 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 28 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 28 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 28 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 28 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 28 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 29 \$1,000.00 \$4,300.00 \$4,300.00 \$4,300.00 20 \$1,000.00 \$1,000.00 \$4,300.00 \$4,300.00 20 \$1,000.00 \$1,000.00 \$4,300.00 \$4,300.00 20 \$1,000.00 \$1,000.00 \$1,000.00 \$4,300.00 20 \$1,000.00 \$1,000.00 \$1,000.00 \$4,300.00 20 \$1,000.00 \$1,000.00 \$1,000.00 \$4,300.00 20 \$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$4,300.00 20 \$1,000.00							
POWER WASHING \$0.00 \$9,856.00 \$4,500.00 \$5,356.00 \$6,800.00 \$6,8							
DECK MAINTENANCE							
RESERVE							
19				· ·			
GARAGE DORS \$0.00 \$3,695.65 \$500.00 \$4,195.65 21 GENERAL ADMIN \$597.20 \$6,870.68 \$2,200.00 \$4,670.68 22 INSURANCE \$0.00 \$-5558.72 \$58,200.00 \$58,758.72 23 MANAGEMENT FEE \$1,498.66 \$17,984.25 \$17,983.92 \$-\$0.33 24 TAX PREP/ACCOUNT \$0.00 \$225.00 \$350.00 \$155.00 25 TAXES/FEES \$0.00 \$0.00 \$750.00 \$750.00 26 LEGAL \$2,301.01 \$9,241.99 \$3,000.00 \$-\$6,241.99 27 REC PAYMENTS \$10,880.00 \$34,631.96 \$10,560.00 \$-\$24,071.96 28 TOTAL EXPENSE \$27,891.18 \$353,662.63 \$252,183.92 \$-\$101,478.71 RESERVE \$1,000.00 \$57,700.00 \$1,000.00 \$4,300.00 26 \$4,300.00 \$55,486.26 \$0.00 \$-\$55,486.26 27 RESERVE TRANSFER \$1,000.00 \$57,700.00 \$12,000.00 \$4,300.00 28 \$4,300.00 \$55,486.26 \$0.00 \$-\$55,486.26 28 TRANSFER FROM RESERV \$0.00 \$55,486.26 \$0.00 \$-\$55,486.26 29 TRANSFER FROM RESERV \$0.00 \$55,486.26 \$0.00 \$-\$55,486.26 20 TRANSFER FROM RESERV \$0.00							
GENERAL ADMIN \$597.20 \$6,870.68 \$2,200.00 \$4,670.68		19	TERMITE CONTROL	\$0.00	\$0.00	\$3,000.00	\$3,000.00
1		20	GARAGE DOORS	\$0.00	\$3,695.65	\$500.00	-\$3,195.65
23 MANAGEMENT FEE \$1,498.66 \$17,984.25 \$17,983.92 -\$0.38 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 \$2,301.1 \$9,241.99 \$3,000.00 -\$6,241.99 27 REC PAYMENTS \$10,880.00 \$34,631.96 \$10,560.00 -\$24,071.96 28 TOTAL EXPENSE \$27,891.18 \$353,662.63 \$252,183.92 -\$101,478.71 RESERVE 17 RESERVE TRANSFER \$1,000.00 \$7,700.00 \$12,000.00 \$4,300.00 20 TRANSFER FROM RESERV \$0.00 \$55,486.26 \$0.00 -\$55,486.26		21	GENERAL ADMIN	\$597.20	\$6,870.68	\$2,200.00	-\$4,670.68
TAX PREP/ACCOUNT \$0.00 \$225.00 \$350.00 \$125.00 \$250.00		22	INSURANCE	\$0.00	-\$558.72	\$58,200.00	\$58,758.72
TAXES/FEES \$0.00 \$0.00 \$750.		23	MANAGEMENT FEE	\$1,498.66	\$17,984.25	\$17,983.92	-\$0.33
26		24	TAX PREP/ACCOUNT	\$0.00	\$225.00	\$350.00	\$125.00
27 REC PAYMENTS \$10,880.00 \$34,631.96 \$10,560.00 -\$24,071.96 TOTAL EXPENSE \$27,891.18 \$353,662.63 \$252,183.92 -\$101,478.71 RESERVE 17 RESERVE TRANSFER \$1,000.00 \$7,700.00 \$12,000.00 \$4,300.00 20 TRANSFER FROM RESERV \$0.00 \$55,486.26 \$0.00 -\$55,486.26		25	TAXES/FEES	\$0.00	\$0.00	\$750.00	\$750.00
TOTAL EXPENSE \$27,891.18 \$353,662.63 \$252,183.92 \$101,478.71		26	LEGAL	\$2,301.01	\$9,241.99	\$3,000.00	-\$6,241.99
TOTAL EXPENSE \$27,891.18 \$353,662.63 \$252,183.92 \$101,478.71		27	REC PAYMENTS	\$10.880.00	\$34.631.96	\$10,560.00	-\$24,071,96
RESERVE 17 RESERVE TRANSFER \$1,000.00 \$7,700.00 \$12,000.00 \$4,300.00 20 TRANSFER FROM RESERV \$0.00 \$55,486.26 \$0.00 \$55,486.26							
20 TRANSFER FROM RESERV \$0.00 \$55,486.26 \$0.00 -\$55,486.26	RESERVE				,		,
		17	RESERVE TRANSFER	\$1,000.00	\$7,700.00	\$12,000.00	\$4,300.00
TOTAL RESERVE \$1,000.00 -\$47,786.26 \$12,000.00 -\$51,186.26		20	TRANSFER FROM RESERV	\$0.00	\$55,486.26	\$0.00	-\$55,486.26
			TOTAL RESERVE	\$1,000.00	-\$47,786.26	\$12,000.00	-\$51,186.26