

**FOREST HILLS CONDOMINIUM OWNERS ASSOCIATION**MONTHLY FINANCIAL REPORT  
MONTH END: JULY 31, 2023RUN DATE  
8/8/2023**BALANCE SHEET****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
	<b>TOTAL ASSETS</b>	<b><u>\$89,528.61</u></b>	7.31.23

**LIABILITIES**

CATEGORY	DISC.	BALANCE	AS OF
LOAN DEBT		\$0.00	7.31.23
VENDOR INV. UNPAID		\$0.00	7.31.23
	<b>TOTAL LIABILITIES</b>	<b><u>\$0.00</u></b>	7.31.23
<b>TOTAL ASSETS-LIABILITIES</b>		<b><u>\$89,528.61</u></b>	7.31.23

END

## COMPARATIVE INCOME AND EXPENSE TO BUDGET REPORT

	BUDGET ITEM NO.	CATEGORY	MTD ACTUAL	YTD ACTUAL	2022 BUDGET	VARIANCE
INCOME	A	ASSESSMENT INCOME	\$15,921.40	\$297,271.91	\$264,000.00	-\$33,271.91
	B	LATE FEE INCOME	\$0.00	\$0.00	\$360.00	\$360.00
	C	INTEREST INCOME	\$217.85	\$780.47	\$120.00	-\$660.47
	D	COMPLIANCE FINES	\$0.00	\$0.00	\$0.00	\$0.00
		<b>TOTAL INCOME</b>	<b>\$16,139.25</b>	<b>\$298,052.38</b>	<b>\$264,480.00</b>	<b>-\$33,572.38</b>
EXPENSE	1	ELECTRIC	\$336.87	\$4,662.59	\$4,500.00	-\$162.59
	2	WATER/SEWER	\$8,033.34	\$64,487.48	\$38,000.00	-\$26,487.48
	3	TRASH	\$622.55	\$7,607.88	\$6,240.00	-\$1,367.88
	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	\$0.00	\$43,575.40	\$20,000.00	-\$23,575.40
	7	TREE TRIMMING	\$0.00	\$24,825.00	\$12,500.00	-\$12,325.00
	8	GROUPS CLEANUP	\$2,421.55	\$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.	\$1,200.00	\$56,154.72	\$18,000.00	-\$38,154.72
	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	-\$5,356.00
	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	\$3,000.00
	20	GARAGE DOORS	\$0.00	\$3,695.65	\$500.00	-\$3,195.65
	21	GENERAL ADMIN	\$597.20	\$6,870.68	\$2,200.00	-\$4,670.68
	22	INSURANCE	\$0.00	-\$558.72	\$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	\$125.00
	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
		<b>TOTAL EXPENSE</b>	<b>\$27,891.18</b>	<b>\$353,662.63</b>	<b>\$252,183.92</b>	<b>-\$101,478.71</b>
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
		<b>TOTAL RESERVE</b>	<b>\$1,000.00</b>	<b>-\$47,786.26</b>	<b>\$12,000.00</b>	<b>-\$51,186.26</b>

END