

Property Statement

Prepared By:
Affinity Property Management
116 27th St NE
Cedar Rapids, IA 52402
Phone: 319-393-0814



Statement period **1/1/2024 - 1/31/2024**

Statement date **2/9/2024**

Summary by property

	Forest Greens Phase I	Forest Greens Phase II	All properties
Beginning cash balance	\$23,719.93	\$20,419.76	\$44,139.69
+ Additions to cash			
Income	16,231.00	6,490.00	22,721.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	20,967.58	13,830.92	34,798.50
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$18,983.35	\$13,078.84	\$32,062.19
- Adjustments			
Property reserve	0.00	0.00	0.00
Available for payment	\$18,983.35	\$13,078.84	\$32,062.19

Income statement

	Forest Greens Phase I	Forest Greens Phase II	All properties
Income			
Association Fee Income	16,231.00	6,490.00	22,721.00
Total income	\$16,231.00	\$6,490.00	\$22,721.00
Expense			
Cleaning and Maintenance	2,151.15	0.00	2,151.15
Condominium cleaning	500.00	0.00	500.00
Electricity	270.26	0.00	270.26
Internet	1,944.00	945.00	2,889.00
Management Fees	535.00	535.00	1,070.00
Snow Removal	12,237.00	12,237.00	24,474.00
Telephone	189.65	0.00	189.65
Trash	710.73	0.00	710.73
Water & Sewer	2,429.79	113.92	2,543.71
Total expenses	\$20,967.58	\$13,830.92	\$34,798.50

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	Forest Greens Phase I	Forest Greens Phase II	Statement date All properties	2/9/2024
Net income	(\$4,736.58)	(\$7,340.92)	(\$12,077.50)	