

January 2026

Income statement			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Income			
Association Assessment	2,954.50	0.00	2,954.50
Association Fee Income	19,137.50	4,798.00	23,935.50
Total income	\$22,092.00	\$4,798.00	\$26,890.00
Expense			
Cleaning and Maintenance	1,825.46	0.00	1,825.46
Internet	8,213.29	1,039.00	9,252.29
Licenses and Permits	166.53	166.54	333.07
Management Fees	535.00	535.00	1,070.00
Postage and Delivery	1.25	1.25	2.50
Snow Removal	1,462.50	1,462.50	2,925.00
Telephone	449.41	0.00	449.41
Trash	821.17	0.00	821.17
Water & Sewer	3,681.64	115.92	3,797.56
Total expenses	\$17,156.25	\$3,320.21	\$20,476.46
Net income	\$4,935.75	\$1,477.79	\$6,413.54

Summary by property			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Beginning cash balance	\$31,150.96	\$35,359.99	\$66,510.95
+ Additions to cash			
Income	22,092.00	4,798.00	26,890.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	17,156.25	3,320.21	20,476.46
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$36,086.71	\$36,837.78	\$72,924.49
- Adjustments			
Property reserve	0.00	0.00	0.00
Unpaid bills	0.00	0.00	0.00
Pending ePay payments	250.00	0.00	250.00
Available for payment	\$35,836.71	\$36,837.78	\$72,674.49