

Property Statement

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



Statement period **2/1/2024 - 2/29/2024**

Statement date **3/8/2024**

Summary by property

	Forest Greens Phase I	Forest Greens Phase II	All properties
Beginning cash balance	\$18,983.35	\$13,078.84	\$32,062.19
+ Additions to cash			
Income	15,364.85	4,090.00	19,454.85
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	11,489.83	5,215.17	16,705.00
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$22,858.37	\$11,953.67	\$34,812.04
- Adjustments			
Property reserve	0.00	0.00	0.00
Available for payment	\$22,858.37	\$11,953.67	\$34,812.04

Income statement

	Forest Greens Phase I	Forest Greens Phase II	All properties
Income			
Association Fee Income	15,364.85	4,090.00	19,454.85
Total income	\$15,364.85	\$4,090.00	\$19,454.85
Expense			
Cleaning and Maintenance	248.21	0.00	248.21
Condominium cleaning	500.00	0.00	500.00
Electricity	781.45	601.25	1,382.70
Internet	1,944.00	945.00	2,889.00
Management Fees	535.00	535.00	1,070.00
Postage and Delivery	1.50	0.00	1.50
Snow Removal	3,020.00	3,020.00	6,040.00
Telephone	344.53	0.00	344.53
Trash	710.73	0.00	710.73
Water & Sewer	3,404.41	113.92	3,518.33
Total expenses	\$11,489.83	\$5,215.17	\$16,705.00

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	Forest Greens Phase I	Forest Greens Phase II	Statement date All properties	3/8/2024
Net income	\$3,875.02	(\$1,125.17)		\$2,749.85