

Property Statement



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

Statement period **5/1/2024 - 5/31/2024**

Statement date **6/19/2024**

Summary by property

	Forest Greens Phase I	Forest Greens Phase II	All properties
Beginning cash balance	\$22,377.00	\$15,088.47	\$37,465.47
+ Additions to cash			
Income	15,493.00	6,962.00	22,455.00
Owner contributions	16,094.50	16,094.50	32,189.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	36,550.71	29,317.30	65,868.01
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$17,413.79	\$8,827.67	\$26,241.46
- Adjustments			
Property reserve	0.00	0.00	0.00
Available for payment	\$17,413.79	\$8,827.67	\$26,241.46

Income statement

	Forest Greens Phase I	Forest Greens Phase II	All properties
Income			
Association Fee Income	15,493.00	6,962.00	22,455.00
Total income	\$15,493.00	\$6,962.00	\$22,455.00
Expense			
Attorney Fee	399.75	324.75	724.50

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	Forest Greens Phase I	Forest Greens Phase II	All properties
Cleaning and Maintenance	1,767.82	0.00	1,767.82
Condominium cleaning	500.00	0.00	500.00
Electricity	903.39	375.91	1,279.30
Insurance	26,094.50	26,094.50	52,189.00
Internet	1,944.00	945.00	2,889.00
Lawn Care	928.22	928.22	1,856.44
Management Fees	535.00	535.00	1,070.00
Postage and Delivery	3.25	0.00	3.25
Telephone	444.30	0.00	444.30
Trash	710.73	0.00	710.73
Water & Sewer	2,319.75	113.92	2,433.67
Total expenses	\$36,550.71	\$29,317.30	\$65,868.01
Net income	(\$21,057.71)	(\$22,355.30)	(\$43,413.01)