

OCTOBER 2025

Summary by property			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Beginning cash balance	\$36,570.88	\$33,488.67	\$70,059.55
+ Additions to cash			
Income	16,970.00	9,005.00	25,975.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
– Subtractions from cash			
Expenses	14,990.45	5,052.16	20,042.61
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$38,550.43	\$37,441.51	\$75,991.94
– Adjustments			
Property reserve	0.00	0.00	0.00
Unpaid bills	635.12	154.10	789.22
Pending ePay payments	455.00	2,200.00	2,655.00
Available for payment	\$37,460.31	\$35,087.41	\$72,547.72

Income statement			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Income			
Association Fee Income	16,970.00	9,005.00	25,975.00
Total income	\$16,970.00	\$9,005.00	\$25,975.00
Expense			
Attorney Fee	62.00	62.00	124.00
Cleaning and Maintenance	4,897.33	450.00	5,347.33
Electricity	280.76	0.00	280.76
Internet	2,130.00	1,039.00	3,169.00
Lawn Care	2,850.23	2,850.24	5,700.47
Management Fees	535.00	535.00	1,070.00
Postage and Delivery	5.00	0.00	5.00
Telephone	547.75	0.00	547.75
Trash	774.70	0.00	774.70
Water & Sewer	2,907.68	115.92	3,023.60
Total expenses	\$14,990.45	\$5,052.16	\$20,042.61
Net income	\$1,979.55	\$3,952.84	\$5,932.39