

NOVEMBER 2025

Summary by property			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Beginning cash balance	\$38,550.43	\$37,441.51	\$75,991.94
+ Additions to cash			
Income	16,467.00	6,100.00	22,567.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
– Subtractions from cash			
Expenses	19,263.65	3,499.66	22,763.31
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$35,753.78	\$40,041.85	\$75,795.63
– Adjustments			
Property reserve	0.00	0.00	0.00
Unpaid bills	225.12	0.00	225.12
Pending ePay payments	225.00	0.00	225.00
Available for payment	\$35,303.66	\$40,041.85	\$75,345.51

Income statement			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Income			
Association Assessment	2,478.50	0.00	2,478.50
Association Fee Income	13,988.50	6,100.00	20,088.50
Total income	\$16,467.00	\$6,100.00	\$22,567.00
Expense			
Capital Improvements	6,083.30	0.00	6,083.30
Cleaning and Maintenance	4,765.04	836.85	5,601.89
Electricity	1,280.24	330.89	1,611.13
Internet	2,130.00	1,039.00	3,169.00
Lawn Care	642.00	642.00	1,284.00
Management Fees	535.00	535.00	1,070.00
Postage and Delivery	1.25	0.00	1.25
Telephone	223.94	0.00	223.94
Trash	821.17	0.00	821.17
Water & Sewer	2,781.71	115.92	2,897.63
Total expenses	\$19,263.65	\$3,499.66	\$22,763.31
Net income	(\$2,796.65)	\$2,600.34	(\$196.31)