

SEPTEMBER 2025

Summary by property

	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Beginning cash balance	\$33,264.12	\$29,099.08	\$62,363.20
+ Additions to cash			
Income	16,280.00	9,130.00	25,410.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
– Subtractions from cash			
Expenses	13,254.00	4,740.41	17,994.41
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$36,290.12	\$33,488.67	\$69,778.79
– Adjustments			
Property reserve	0.00	0.00	0.00
Available for payment	\$36,290.12	\$33,488.67	\$69,778.79

Income statement

	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Income			
Association Fee Income	16,280.00	9,130.00	25,410.00
Total income	\$16,280.00	\$9,130.00	\$25,410.00
Expense			
Attorney Fee	92.00	92.00	184.00
Cleaning and Maintenance	2,743.20	486.85	3,230.05
Electricity	757.12	167.29	924.41
Internet	2,130.00	1,039.00	3,169.00
Lawn Care	2,145.35	2,145.35	4,290.70
Licenses and Permits	525.00	0.00	525.00
Management Fees	535.00	535.00	1,070.00
Telephone	447.94	0.00	447.94
Trash	774.70	0.00	774.70
Water & Sewer	3,103.69	274.92	3,378.61
Total expenses	\$13,254.00	\$4,740.41	\$17,994.41
Net income	\$3,026.00	\$4,389.59	\$7,415.59