

February 2026

Income statement			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Income			
Association Assessment	4,831.50	0.00	4,831.50
Association Fee Income	18,492.50	7,540.00	26,032.50
Total income	\$23,324.00	\$7,540.00	\$30,864.00
Expense			
Cleaning and Maintenance	7,545.17	0.00	7,545.17
Electricity	1,200.26	255.66	1,455.92
Internet	2,886.00	1,039.00	3,925.00
Management Fees	535.00	535.00	1,070.00
Snow Removal	1,000.00	1,000.00	2,000.00
Telephone	223.84	0.00	223.84
Trash	821.17	0.00	821.17
Water & Sewer	2,040.45	839.17	2,879.62
Total expenses	\$16,251.89	\$3,668.83	\$19,920.72
Net income	\$7,072.11	\$3,871.17	\$10,943.28

Summary by property			
	Forest Greens Phase I	Forest Greens Phase II	All properties
Beginning cash balance	\$36,116.71	\$36,807.78	\$72,924.49
+ Additions to cash			
Income	23,324.00	7,540.00	30,864.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
- Subtractions from cash			
Expenses	16,251.89	3,668.83	19,920.72
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$43,188.82	\$40,678.95	\$83,867.77
- Adjustments			
Property reserve	0.00	0.00	0.00
Unpaid bills	230.47	3.75	234.22
Pending ePay payments	392.00	0.00	392.00
Available for payment	\$42,566.35	\$40,675.20	\$83,241.55