

DECEMBER 2025

Summary by property			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Beginning cash balance	\$35,753.78	\$37,521.85	\$73,275.63
+ Additions to cash			
Income	23,020.00	9,310.00	32,330.00
Owner contributions	0.00	0.00	0.00
Other additions	0.00	0.00	0.00
– Subtractions from cash			
Expenses	27,622.82	11,471.86	39,094.68
Owner draws	0.00	0.00	0.00
Other subtractions	0.00	0.00	0.00
Ending cash balance	\$31,150.96	\$35,359.99	\$66,510.95
– Adjustments			
Property reserve	0.00	0.00	0.00
Unpaid bills	0.00	0.00	0.00
Pending ePay payments	225.00	0.00	225.00
Available for payment	\$30,925.96	\$35,359.99	\$66,285.95

Income statement			
	FOREST GREENS PHASE I	FOREST GREENS PHASE II	ALL PROPERTIES
Income			
Association Assessment	6,722.50	0.00	6,722.50
Association Fee Income	16,297.50	9,310.00	25,607.50
Total income	\$23,020.00	\$9,310.00	\$32,330.00
Expense			
Attorney Fee	262.00	262.00	524.00
Cleaning and Maintenance	18,140.09	8,363.45	26,503.54
Electricity	1,026.75	259.29	1,286.04
Internet	2,130.00	1,039.00	3,169.00
Lawn Care	893.45	893.45	1,786.90
Management Fees	535.00	535.00	1,070.00
Postage and Delivery	11.25	3.75	15.00
Snow Removal	256.80	0.00	256.80
Telephone	674.62	0.00	674.62
Trash	821.17	0.00	821.17
Water & Sewer	2,871.69	115.92	2,987.61
Total expenses	\$27,622.82	\$11,471.86	\$39,094.68
Net income	(\$4,602.82)	(\$2,161.86)	(\$6,764.68)

