



**FORREST GROVES ESTATES**  
Homeowners Association

**ACCOUNTING SUMMARY AS OF SEPTEMBER 30, 2023**

STATEMENTS OF ASSETS, LIABILITIES AND FUND BALANCE (PAGE 1):

- Total cash on hand was \$32,291 with \$18,285 in the operating account and \$14,006 in the reserve account.
- Accounts receivable as of 9/30/23 were \$1,442. As of 10/15/23 this balance is unchanged. All owners have been notified per the FGEHA collection policy. See Note B on page 4 and AR Aging Report for receivable account detail.

**Owner Assessments Receivable**

	Days Past Due	AR Balance
	Current - paying monthly	-
	Current	-
	1-30	-
	31-60	-
	61-90	1,056
	90 +	386
		<hr/>
Total Owner Assessments Receivable		1,442
Prepaid Owner Assessments		(2,400)
Assessments Net of Prepaid		<hr/> <hr/> <u>(958)</u>

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE - OPERATING FUND (PAGE 2):

- The \$379 variance in miscellaneous expense was due to payment for the association website. YTD was over budget by \$279.
- The \$147 variance in sewer lab tests expense was due to additional needs. YTD was over budget by \$193.
- The \$4,231 variance in sewer – parts & maintenance was for repairs to the lagoon aspirator, these expenses could be considered and paid by the reserve fund if deemed necessary.
- The \$20 variance in water – testing expense was due to timing. YTD was \$240 ahead of budget.
- The \$22 variance in tractor parts and maintenance was for repairs needed from use last winter.
- Overall, excess of revenue over expenses for the three months ended was \$6,977 and better than budget by \$1,555.

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE – RESERVE FUND (PAGE 3):

- Overall, deficiency of revenue over expenses for the three months ended was \$1. There was no activity in the reserve fund.