



FORREST GROVES ESTATES
Homeowners Association

ACCOUNTING SUMMARY AS OF NOVEMBER 30, 2023

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

- Total cash on hand was \$39,559 with \$25,553 in the operating account and \$14,006 in the reserve account.
- Accounts receivable as of 11/30/23 were \$6,602 with \$4,704 current and \$1,898 past due. As of 12/09/23 this balance was 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.

	Days Past Due	AR Balance
	Current - paying monthly	4,704
	Current	-
	1-30	1,206
	31-60	-
	61-90	-
	90 +	692
		<hr/>
Total Owner Assessments Receivable		6,602
Prepaid Owner Assessments		(900)
Assessments Net of Prepaid		<hr/> <hr/> 5,702

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

- The \$650 variance in caretaker water & sewer expense was due to timing. YTD was better than budget by \$3,914.
- The \$1,732 variance in sewer parts and maintenance expense was due to necessary cleaning of the main lift.
- The \$1,165 variance in sewer tank cleaning expense was due to fall cleaning. The budget did not anticipate this expense until June 2024.
- Overall, excess of revenue over expenses for the five months ended was \$12,017 and better than budget by \$3,172.

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

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