



FORREST GROVES ESTATES
Homeowners Association

ACCOUNTING SUMMARY AS OF SEPTEMBER 30, 2022

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

- Cash in the operating account was \$10,505 and \$10,003 in the reserve account for a combined total of \$21,538.
- Outstanding Checks recognized in the cash balance; see note A on page 4 for additional details.

Vendor:	CK Date	CK #	Amount
Tamara S Bronson CPA	9/19/2022	1235	450.00
CH Diagnostic	9/26/2022	1236	595.00
USA Blue Book	9/27/2022	1237	117.10
			1,162.10

- Accounts Receivable at 9/30/22 was \$1,627. As of 10/09/22 this balance was paid down by \$400. 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	150
	Current	-
	1-30	-
	31-60	-
	61-90	1,356
	90 +	121
Total Owner Assessments Receivable		1,627
Prepaid Owner Assessments		(2,408)
Assessments Net of Prepaid		(781)

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

- The \$2 variance in bank fees was due to a return check fee.
- The \$22 variance in insurance expense was due to increased premiums upon renewal.
- The \$450 variance in accounting & bookkeeping expense was due to timing, YTD was \$50 better than budget.
- The \$1,460 variance in caretaker W&S expense was partly due to timing, YTD was \$240 over budget.
- The \$1,115 variance in water testing expense was due to increases in lab service fees and needs.
- The \$36 variance in trash & recycling expense was due to timing, year-to-date was favorable by \$368.
- Overall, excess of revenue over expenses for the three months ended was \$8,700 and better than budget by \$2,441.

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

- There was no activity in the reserve fund account.