



**FORREST GROVES ESTATES**  
Homeowners Association

**ACCOUNTING SUMMARY AS OF DECEMBER 31, 2022**

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

- Cash in the operating account was \$19,988 and \$10,003 in the reserve account for a combined total of \$29,991.
- Outstanding checks recognized in the cash balance; see note A on page 4 for additional details.

Vendor:	CK Date	CK #	Amount
Fred Stephenson	12/30/2022	1253	1,090.00
USA Blue Book	12/30/2022	1255	1,017.00
San Juan Basin Health	12/30/2022	1257	281.00
Green Analytical Labs	12/30/2022	1254	114.00
			2,502.00

- Accounts receivable as of 12/31/22 were \$719. As of 1/15/23 this balance was paid down by \$300. 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		-
Current		-
1-30		-
31-60		719
61-90		-
90 +		-
<b>Total Owner Assessments Receivable</b>		719
<b>Prepaid Owner Assessments</b>		(3,076)
<b>Assessments Net of Prepaid</b>		(2,357)

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

- The \$22 variance in insurance expense was due to increased premiums upon renewal.
- The \$100 variance in postage & delivery expense was due to timing in payment for postage.
- The \$30 variance in miscellaneous expense was due to timing in the annual safe deposit box rent.
- The \$151 variance in sewer lab test expense was due to timing, year to date was \$361 ahead of budget.
- The \$250 variance in water testing expense was due to increases in lab service fees and required water testing.
- The \$494 variance in water user parts & maintenance was due to timing, year to date was ahead of budget.
- The \$151 variance in trash & recycling expense was due to increased service fees, year-to-date was ahead of budget by \$38.
- Overall, excess of revenue over expenses for the six months ended was \$15,425 and better than budget by \$4,283.

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

- Overall, deficiency of revenue over expenses for the six months ended was \$500 and better than budget by \$750 due to timing in the reserve study project. The \$500 intercompany balance on the balance sheet will be transferred from the reserve bank account to the operating bank account to refund the operating fund for payment on reserve expenses.