



FORREST GROVES ESTATES
Homeowners Association

ACCOUNTING SUMMARY AS OF JULY 31, 2022

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

- Cash in the operating account was \$6,628 and \$10,003 in the reserve account for a combined total of \$16,631.
- Outstanding Checks recognized in the cash balance; see note A on page 4 for additional details.

Vendor:	CK Date	CK #	Cleared	Amount
Ball Septic Tank Service	6/27/2022	1220		1,075.00
Colorado Department of Revenue	7/24/2022	1223		550.00
David Bowen	7/26/2022	1226 & 1227		630.00
				2,255.00

- Accounts Receivable at 7/31/22 was \$12,364. As of 8/8/22 this balance was paid down by \$1,025. 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	6,462
	Current	5,031
	1-30	-
	31-60	-
	61-90	-
	90 +	871
Total Owner Assessments Receivable		12,364
Prepaid Owner Assessments		(1,581)
Assessments Net of Prepaid		10,783

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

- The \$80 variance in caretaker W&S expense was due to increased maintenance cost.
- The \$87 variance in sewer – lab tests expense was due to timing.
- The \$150 variance in water – testing expense was due to timing.
- The \$75 variance in water user fees was due to timing.
- The \$466 in savings in electric expense was partly due to a \$250 member dividend.
- Overall, excess of revenue over expenses for the one month ended was \$3,534 and better than budget by \$2,771.

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

- There was no activity in the reserve fund account.