



FORREST GROVES ESTATES
Homeowners Association

ACCOUNTING SUMMARY AS OF JANUARY 31, 2023

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

- Cash in the operating account was \$27,188 and \$10,003 in the reserve account for a combined total or \$37,191.
- Outstanding checks recognized in the cash balance; see note A on page 4 for additional details.

Outstanding (Uncleared) Transactions recognized in cash balance as of balance sheet date:

Vendor:	CK Date	CK #	Amount
CNA surety	1/15/2023	1258	187.00
USA Blue Book	1/15/2023	1261	169.00
Tim Wheeler	1/15/2023	1260	120.00
Facilities Advisors	1/16/2023	1262	500.00
Fred Stephenson	1/28/2023	1263	1,375.00
Tim Wheeler	1/28/2023	1266	95.00
			2,446.00

- Accounts receivable as of 1/31/23 were \$11,901. As of 2/9/23 this balance was paid down by \$1,267. 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		8,208
Current		3,374
1-30		-
31-60		-
61-90		-
90 +		319
Total Owner Assessments Receivable		11,901
Prepaid Owner Assessments		(2,700)
Assessments Net of Prepaid		9,201

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 \$475 variance in water testing expense was due to increases in lab service fees and required water testing.
- The \$229 variance in tractor fuel was due to increased usage due to snowfall.
- The \$138 variance in trash & recycling expense was due to increased service fees, year-to-date was over budget by \$100.
- Overall, excess of revenue over expenses for the seven months ended was \$19,253 and better than budget by \$5,243.

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

- Overall, deficiency of revenue over expenses for the seven months ended was \$1,000 and better than budget by \$250 due to savings in the reserve study project. The \$1,000 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.