



Balance Sheet - Operating

Forest Park At Wilderndest

End Date: 08/31/2022

Assets

Current Assets

10-10000-00 Alpine Bank - Operating- 7678 (\$690.00) #1

10-10002-00 SSB Oper 3964 48,409.73

10-10003-00 SSB Res 3967 151,122.22

Total Current Assets: \$198,841.95

Accounts Receivables

11-11000-00 Accounts Receivable 7,380.00

Total Accounts Receivables: \$7,380.00

Other Current Assets

12-13001-00 Prepaid Insurance 15,362.86

Total Other Current Assets: \$15,362.86

Other Assets

14-14099-00 Insurance Clearing Account (0.50)

14-14100-00 Utility Deposit 110.00

Total Other Assets: \$109.50

Total Assets: \$221,694.31

Liabilities & Equity

Current Liabilities

20-20000-00 Accounts Payable 1,914.76

20-21000-00 Prepaid Assessments 3,025.00

Total Current Liabilities: \$4,939.76

Equity

30-30000-00 Opening Balance Equity 153,225.21

30-32000-00 Retained Earnings (31,085.46)

Total Equity: \$122,139.75

Net Income Gain / Loss 94,614.80 \$94,614.80

Total Liabilities & Equity: \$221,694.31

#1 Need to clear up some outstanding uncleared items to close account



Income Statement

Forest Park At Wildernest

From 08/01/2022 to 08/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating							
INCOME							
Operating Income							
40-40000 Operating Dues	\$16,800.00	\$16,800.00	\$-	\$100,800.00	\$100,800.00	\$-	\$201,600.00
40-40050 Dues To Reserve	(5,500.00)	(2,750.00)	(2,750.00)	(16,500.00)	(16,500.00)	-	(33,000.00)
40-40100 Late Fees	-	-	-	140.00	-	140.00	-
TOTAL Operating Income	\$11,300.00	\$14,050.00	(\$2,750.00)	\$84,440.00	\$84,300.00	\$140.00	\$168,600.00
TOTAL INCOME	\$11,300.00	\$14,050.00	(\$2,750.00)	\$84,440.00	\$84,300.00	\$140.00	\$168,600.00
EXPENSES AND RESERVE FUNDING							
Operating Expense							
50-50000 Professional Services	-	3,750.00	3,750.00	-	7,500.00	7,500.00	7,500.00
50-50100 Management Fee- Contract	2,252.00	2,252.00	-	13,512.00	13,512.00	-	27,024.00
50-50210 Insurance	1,916.67	2,166.67	250.00	14,393.02	12,999.98	(1,393.04)	26,000.00
50-50230 Cable TV	1,382.80	1,269.33	(113.47)	8,675.40	7,616.02	(1,059.38)	15,232.00
50-50231 Internet	670.40	620.00	(50.40)	3,737.00	3,720.00	(17.00)	7,440.00
50-50250 Trash Removal	(12.76) ^{#1}	500.00	512.76	3,079.84	3,000.00	(79.84)	6,000.00
50-50260 Shoveling	-	-	-	3,900.00	4,833.32	933.32	14,500.00
50-50270 Carport Plowing	-	-	-	5,809.50	-	(5,809.50)	-
50-50271 Plowing	-	-	-	-	5,393.34	5,393.34	16,180.00
50-50290 Security & Fire Safety	99.00	666.67	567.67	3,999.00	3,999.98	0.98	8,000.00
50-50310 Common Area Utilities	114.71	166.67	51.96	235.18	999.98	764.80	2,000.00
50-50320 Gen. Bldg. Maintenance	865.50	750.00	(115.50)	1,645.50	4,500.00	2,854.50	9,000.00
50-50340 Supplies & Materials	-	-	-	260.80	400.00	139.20	800.00
50-50361 Grounds & Parking Maintenance	1,500.15	-	(1,500.15)	5,702.65	2,500.00	(3,202.65)	6,000.00
50-50362 Grounds & Parking Supplies	-	-	-	98.52	-	(98.52)	-
50-50370 Roof Maintenance	-	-	-	-	6,000.00	6,000.00	6,000.00
50-50404 Electric	-	-	-	582.56	-	(582.56)	-
50-50432 Landscaping- Repair & Maint.	-	200.00	200.00	-	600.00	600.00	800.00
50-51000 Misc Expense - Other	130.00	20.00	(110.00)	468.00	120.00	(348.00)	240.00
50-51001 Bank Service Charges	(32.00)	63.00	95.00	220.42	378.00	157.58	756.00
TOTAL Operating Expense	\$8,886.47	\$12,424.34	\$3,537.87	\$66,319.39	\$78,072.62	\$11,753.23	\$153,472.00
TOTAL DISBURSEMENTS	\$8,886.47	\$12,424.34	\$3,537.87	\$66,319.39	\$78,072.62	\$11,753.23	\$153,472.00
Operating NET INCREASE (DECREASE)	\$2,413.53	\$1,625.66	\$787.87	\$18,120.61	\$6,227.38	\$11,893.23	\$15,128.00

^{#1} Credit due to double payment in July due to switching bank accounts.



Income Statement

Forest Park At Wilderwest

From 08/01/2022 to 08/31/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
INCOME							
Reserve Income							
45-45000 Replacement Reserve Dues	\$5,500.00	\$2,750.00	\$2,750.00	\$16,500.00	\$16,500.00	\$-	\$33,000.00
45-45020 Res. Spc. Assessment	-	-	-	60,000.00	60,000.00	-	60,000.00
45-45050 Res. Interest Income	39.49	4.00	35.49	47.30	24.00	23.30	48.00
45-45060 Resale Reserve Contribution	(2,311.55)	-	(2,311.55)	-	1,920.00	(1,920.00)	1,920.00
TOTAL Reserve Income	\$3,227.94	\$2,754.00	\$473.94	\$76,547.30	\$78,444.00	(\$1,896.70)	\$94,968.00
TOTAL INCOME	\$3,227.94	\$2,754.00	\$473.94	\$76,547.30	\$78,444.00	(\$1,896.70)	\$94,968.00
EXPENSES AND RESERVE FUNDING							
Reserve Expenses							
60-60022 Bldgs. 61 Spc. Roof Work	-	-	-	-	8,000.00	8,000.00	8,000.00
60-60029 Parking Lot Repairs	-	-	-	-	12,000.00	12,000.00	12,000.00
60-60041 Snow Fence Removal	-	-	-	-	6,000.00	6,000.00	6,000.00
60-60500 Contingency	-	-	-	-	24,000.00	24,000.00	24,000.00
60-68610 Roof Soffit Repairs	-	-	-	53.11	12,000.00	11,946.89	12,000.00
TOTAL Reserve Expenses	\$-	\$-	\$-	\$53.11	\$62,000.00	\$61,946.89	\$62,000.00
TOTAL DISBURSEMENTS	\$0.00	\$-	\$-	\$53.11	\$62,000.00	\$61,946.89	\$62,000.00
Reserve NET INCREASE (DECREASE)	\$3,227.94	\$2,754.00	\$473.94	\$76,494.19	\$16,444.00	\$60,050.19	\$32,968.00
NET INCREASE (DECREASE)	\$5,641.47	\$4,379.66	\$1,261.81	\$94,614.80	\$22,671.38	\$71,943.42	\$48,096.00