Forest Court Condominium Association Inc

Balance Sheet

As of September 30, 2026

	TOTAL		
	AS OF SEP 30, 2026	AS OF AUG 31, 2026 (PP)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
102 WSB - Checking *7801	16,775.07	9,833.97	6,941.10
102.1 WSB - Capital Reserve *1693	91,172.83	89,084.29	2,088.54
Total Bank Accounts	**$107,947.90**	**$98,918.26**	**$9,029.64**
Accounts Receivable			
106 Accounts receivable (A/R)	-6,054.71	-3,827.53	-2,227.18
Total Accounts Receivable	**$ -6,054.71**	**$ -3,827.53**	**$ -2,227.18**
Other Current Assets			
113 Prepaid Insurance	9,345.75	10,204.03	-858.28
Total Other Current Assets	**$9,345.75**	**$10,204.03**	**$ -858.28**
Total Current Assets	**$111,238.94**	**$105,294.76**	**$5,944.18**
TOTAL ASSETS	**$111,238.94**	**$105,294.76**	**$5,944.18**
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
213 Accounts Payable (A/P)	1,110.10	1,089.32	20.78
Total Accounts Payable	**$1,110.10**	**$1,089.32**	**$20.78**
Total Current Liabilities	**$1,110.10**	**$1,089.32**	**$20.78**
Total Liabilities	**$1,110.10**	**$1,089.32**	**$20.78**
Equity			
364 Retained Earnings	82,903.85	82,903.85	0.00
Net Income	27,224.99	21,301.59	5,923.40
Total Equity	**$110,128.84**	**$104,205.44**	**$5,923.40**
TOTAL LIABILITIES AND EQUITY	**$111,238.94**	**$105,294.76**	**$5,944.18**

Forest Court Condominium Association Inc
Budget vs. Actuals: 2026 Budget - FY26 P&L
As of September 30, 2026

	Sep 2026			Total Year-To-Date			Annual
	Actual	Budget	Remaining	Actual	Budget	Remaining	Budget
Income							
414 Association Fees	9,090.88	9,090.83	-0.05	81,817.92	81,817.47	-0.45	109,090.00
Total Income	**$ 9,090.88**	**$ 9,090.83**	**-$ 0.05**	**$ 81,817.92**	**$ 81,817.47**	**-$ 0.45**	**$ 109,090.00**
Gross Profit	**$ 9,090.88**	**$ 9,090.83**	**-$ 0.05**	**$ 81,817.92**	**$ 81,817.47**	**-$ 0.45**	**$ 109,090.00**
Expenses							
710 Repairs & Maintenance		416.67	416.67	1,825.00	3,750.03	1,925.03	5,000.00
710.01 Plumbing Maintenance		41.67	41.67	0.00	375.03	375.03	500.00
710.02 Intercom/Antennas Maintenance		25.00	25.00	0.00	225.00	225.00	300.00
710.04 Electrical Maintenance		41.67	41.67	141.58	375.03	233.45	500.00
710.10 Snow Removal		0.00	0.00	3,600.00	4,000.00	400.00	6,000.00
710.11 Landscaping	588.82	805.00	216.18	3,927.79	4,025.00	97.21	4,830.00
710.12 Janitorial Service	275.00	275.00	0.00	2,450.00	2,475.00	25.00	3,300.00
710.13 Carpet Cleaning		133.33	133.33	1,520.74	1,199.97	-320.77	1,600.00
710.14 Pest Control	72.99	75.00	2.01	694.68	675.00	-19.68	900.00
710.15 Landscaping - Trees/Other		166.67	166.67	67.73	833.35	765.62	1,000.00
711 Water		0.00	0.00	2,448.03	2,325.00	-123.03	3,100.00
711.01 Sewer		0.00	0.00	4,974.48	4,762.50	-211.98	6,350.00
711.02 Electric	347.82	508.33	160.51	4,591.13	4,574.97	-16.16	6,100.00
713 Trash & Recycling	804.78	766.67	-38.11	6,961.23	6,900.03	-61.20	9,200.00
721 Insurance	293.28	1,441.67	1,148.39	10,432.18	12,975.03	2,542.85	17,300.00
722 Fire Protection		225.00	225.00	2,997.86	2,025.00	-972.86	2,700.00
723.10 Legal Fees		125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
723.20 Accounting Fees		0.00	0.00	335.00	335.00	0.00	335.00
723.30 Property Mgmt Fees	790.00	1,000.00	210.00	7,642.50	9,000.00	1,357.50	12,000.00
723.40 DFI - Annual Stock Report		0.00	0.00	0.00	0.00	0.00	25.00
725 Supplies & Materials		33.33	33.33	0.00	299.97	299.97	400.00
732 Office Supplies		12.50	12.50	0.00	112.50	112.50	150.00
738 Miscellaneous Contingencies		83.33	83.33	0.00	749.97	749.97	1,000.00
Total Expenses	**$ 3,172.69**	**$ 6,175.84**	**$ 3,003.15**	**$ 54,609.93**	**$ 63,118.38**	**$ 8,508.45**	**$ 84,090.00**
Net Operating Income	**$ 5,918.19**	**$ 2,914.99**	**-$ 3,003.20**	**$ 27,207.99**	**$ 18,699.09**	**-$ 8,508.90**	**$ 25,000.00**
Other Income							
901 Interest Earned	5.21		-5.21	17.00	0.00	-17.00	0.00
Total Other Income	**$ 5.21**	**$ 0.00**	**-$ 5.21**	**$ 17.00**	**$ 0.00**	**-$ 17.00**	**$ 0.00**
Other Expenses							
950 Reserve Payable	2,083.33	2,083.33	0.00	18,750.01	18,750.01	0.00	25,000.00
Total Other Expenses	**$ 2,083.33**	**$ 2,083.33**	**$ 0.00**	**$ 18,750.01**	**$ 18,750.01**	**$ 0.00**	**$ 25,000.00**
Net Other Income	**-$ 2,078.12**	**-$ 2,083.33**	**-$ 5.21**	**-$ 18,733.01**	**-$ 18,750.01**	**-$ 17.00**	**-$ 25,000.00**
Net Income	**$ 3,840.07**	**$ 831.66**	**-$ 3,008.41**	**$ 8,474.98**	**-$ 50.92**	**-$ 8,525.90**	**$ 0.00**