Forest Ridge HOA Treasurer's Report for September 2023:

BALANCE SHEET

The Balance Sheet indicates Total Liabilities and Equity at $119,184.

If you remove the Accounts Receivable of $6689 it leaves the HOA with $112,495 in assets.

On the recommendation of a homeowner, the board evaluated using T-Bills as a more advantageous asset and began converting maturing CDs to T-Bills.

The amount of money held in savings is reduced to invest in T-Bills at a higher rate.

The amount of money held in checking is reduced to invest in T-Bills at a higher rate.

New target balance in checking is $20,000.

New target balance in savings is $5000.

Quickbooks has been adjusted to reflect three new asset accounts of T-Bills with varying maturity dates to keep assets available for the Forest Ridge drainage system maintenance. The intent is to fund each of these three groups with $30,000 each with the intent of reinvesting on a rotational basis.

PROFIT AND LOSS

Beautification category reflects a 50% deposit on new signs with Rainbow Sign to replace existing two signs on Clark Road. The $10,567 expenditure was not budgeted for 2023, however the signs were not repairable and are now being replaced with maintenance free material.

State Farm Insurance has been contacted to adjust the coverage to reflect the cost of replacement of the signs if necessary due to vandalism or damage.

The material used for the signs is the same as the material used for the Village of Spring Grove signs located at the four main entrance corners of the Village.

PROFIT AND LOSS PREVIOUS YEAR COMPARISON

Noteworthy:

The reduction in dues has resulted in a $3,115 *reduction* in income.

After an RFP search, we resigned with JBL at $15,600 per year which is an *increase* of $3000 over the previous contract for maintenance. The substantial increase this year is due to a one-time $5,600 mulch fee and drainage cleanout.

With the sign replacements and maintenance increase, I am projecting deficit spending in 2023 of approximately $5,500.

I would not recommend any further dues reduction until at least 2026 until a better evaluation of increased costs due to inflation can be evaluated.