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02/19/21

Accrual Basis

**Forest Meadows Owners Association**  
**Balance Sheet**  
As of January 31, 2021

	<u>Jan 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating Funds</b>	
Mechanics-Operating 6270	100,473.87
El Dorado Savings 1502	617,857.79
Petty Cash 0000	250.00
US Bank - M/M 8168	110,588.96
<b>Total Operating Funds</b>	<u>829,170.62</u>
<b>Reserve</b>	
Mechanics-Reserve Checking 2972	729,272.64
US Bank M/M 9343	97,203.03
<b>Total Reserve</b>	<u>826,475.67</u>
<b>Total Checking/Savings</b>	1,655,646.29
<b>Accounts Receivable</b>	
<b>Accounts Receivable</b>	
<b>Assessments</b>	
Prepaid Reallocation	46,752.55
Assessments - Other	18,016.37
<b>Total Assessments</b>	<u>64,768.92</u>
Late Fee	2,147.71
Operating Receivables	-14,096.55
Road Access Fee	10,935.01
Special Individual Assessment	3,829.50
Accounts Receivable - Other	-1,912.36
<b>Total Accounts Receivable</b>	<u>65,672.23</u>
<b>Allowance for Doubtful Accounts</b>	<u>-45,211.30</u>
<b>Total Accounts Receivable</b>	20,460.93
<b>Other Current Assets</b>	
Prepaid Membership Dues	1,359.00
Prepaid State Tax	2,103.00
Prepaid Federal Tax	3,890.00
Service Agreement Receivable	195.01
Prepaid Expenses	5,779.25
Prepaid Income Tax	3,017.00
Prepaid Insurance	30,061.05

**Forest Meadows Owners Association**  
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	Jan 31, 21
Receivables - Clearing	1,375.00
Undeposited Funds	22,324.70
<b>Total Other Current Assets</b>	<b>70,104.01</b>
<b>Total Current Assets</b>	<b>1,746,211.23</b>
<b>Fixed Assets</b>	
Accumulated Depreciation	-925,934.16
<b>Automobiles</b>	
Maintenance Vehicle	119,525.20
Security Vehicle	17,582.64
Automobiles - Other	14,853.50
<b>Total Automobiles</b>	<b>151,961.34</b>
<b>Equipment &amp; Machinery</b>	
Donated	1,940.00
Equipment & Machinery - Other	144,745.68
Office Equipment & Furniture	59,746.68
Pool Equipment Replacement	3,565.78
Radio & Communication	23,161.78
Recreation Equipment	10,409.74
Reserves	13,924.55
Signs	943.01
Tools	2,358.98
Equipment & Machinery - Other	870.17
<b>Total Equipment &amp; Machinery</b>	<b>261,666.37</b>
<b>Hilltop</b>	
Playground	38,549.32
Hilltop Bathroom Remodel	24,510.70
Hilltop Park Stage	15,237.73
Hilltop Parking Lot	23,025.12
Hilltop Party House	
Donated Barbeques/Hilltop	15,400.00
Furniture and Equipment	34,486.99
Hilltop Party House - Other	11,679.47
Improvements	48,234.46
Hilltop Party House - Other	300.00
<b>Total Hilltop Party House</b>	<b>110,100.92</b>

## Forest Meadows Owners Association

## Balance Sheet

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	Jan 31, 21
Hilltop Swimming Pool	
Wading Pool	15,110.00
Hilltop Swimming Pool - Other	75,339.04
Hilltop Swimming Pool - Reserve	171,573.99
Hilltop Swimming Pool - Other	33,564.99
	295,588.02
Total Hilltop Swimming Pool	295,588.02
Hilltop Tennis Court	55,600.00
Hilltop - Other	16,282.54
	578,894.35
Total Hilltop	578,894.35
Land and Buildings	
FMOA-Hwy 4 Lot	10,185.00
FMOA-12 Forest Meadows Drive	35,185.00
FMOA-46 Forest Meadows Drive	162,907.96
Guard House	12,469.59
Land & Improvements	
Entry Project	10,256.25
Landscaping	5,625.20
Land & Improvements - Other	314,782.51
	330,663.96
Total Land & Improvements	330,663.96
Maintenance Building	6,100.78
Renovations	
Furniture and Equipment	8,316.05
Renovations - Other	328,663.50
	336,979.55
Total Renovations	336,979.55
Total Land and Buildings	894,491.84
Meadow Park	
Arbor	24,101.26
Meadow Park Parking Lot	210.32
Meadow Park Stage	6,805.00
Meadow Park Swimming Pool	
Donated Barbeques/Meadow	6,600.00
Meadow Park Swimming - Other	54,683.11
Meadow Park Swimming Pool - Other	34,985.00
	96,268.11
Total Meadow Park Swimming Pool	96,268.11

**Forest Meadows Owners Association**  
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	Jan 31, 21
Meadow Park Tennis Courts	74,574.90
Meadow Park - Other	37,855.93
Total Meadow Park	239,815.52
Total Fixed Assets	1,200,895.26
<b>Other Assets</b>	
Due to (from) Operating Account	
Service Agreement	-4,734.21
Variable Income	-22,874.74
Transfers	98,400.03
Taxes	19,964.00
Road Access Transfers	-12,032.89
Reserve Assessments	-121,453.70
Equipment Purchases	-2,055.62
Expenses Unreimbursed	92,151.86
Due to (from) Operating Account - Other	-57,371.58
Total Due to (from) Operating Account	-10,006.85
Due to (from) Reserve Account	
Variable Income	1,205.67
Service Agreement	33,190.86
Prior Year Balance	-6.00
Transfers	
Variable Income	21,669.07
Transfers - Other	-98,400.03
Total Transfers	-76,730.96
Road Access Transfers	12,032.89
Equipment Purchases	-1,352.21
Expenses Unreimbursed	-83,644.03
Reserve Assessments	121,453.70
Taxes	-21,863.00
Due to (from) Reserve Account - Other	30,819.93
Total Due to (from) Reserve Account	15,106.85
Total Other Assets	5,100.00
<b>TOTAL ASSETS</b>	<b>2,952,206.49</b>

**Forest Meadows Owners Association**  
**Balance Sheet**  
As of January 31, 2021

	Jan 31, 21
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	1,058.01
<b>Total Accounts Payable</b>	1,058.01
<b>Credit Cards</b>	
B of A Credit Card-Debbie	219.16
O'Reilly	-27.85
Calaveras Auto Supply	-19.29
Arnold Auto Supply (Napa)	-171.30
B of A Credit Card-Keith	699.17
Ebbetts Pass Lumber	-5.59
<b>Total Credit Cards</b>	694.30
<b>Other Current Liabilities</b>	
Performance Deposit	12,780.00
A/P Clearing	70.13
Accrued Vacations	7,672.18
Accrued Wages	14,428.55
Deposit for Maintenance and Con	40,000.00
Direct Deposit Liabilities	22.00
<b>Payroll Liabilities</b>	
Garnishment	171.36
Payroll Liabilities - Other	-409.59
<b>Total Payroll Liabilities</b>	-238.23
<b>Prepaid Dues</b>	46,752.55
<b>Total Other Current Liabilities</b>	121,487.18
<b>Total Current Liabilities</b>	123,239.49
<b>Total Liabilities</b>	123,239.49
<b>Equity</b>	
Retained Earnings	523,065.37
Retained Earnings - Operations	1,336,575.50
Retained Earnings - Reserves	725,439.29
Net Income	243,886.84
<b>Total Equity</b>	2,828,967.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,952,206.49</b>

**Forest Meadows Owners Association**  
**Profit & Loss Budget Performance**  
January 2021

	Jan 21	Budget	Variance	Jan 21	YTD Budget	Variance	Annual Budget	Budget Remaining
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
Collection Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	30,400.00	
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00		
Service Agreement Revenue	0.00	0.00	0.00	0.00	0.00	0.00		
Late Charges	46.20	0.00	46.20	46.20	0.00	46.20		
Operating Assessments	235,179.50	221,455.25	13,724.25	235,179.50	221,455.25	13,724.25	885,821.00	
Operating Interest	13.41	50.84	(37.43)	13.41	50.84	(37.43)	610.00	
Reimbursed Allocated Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Rent Income	150.00	150.00	0.00	150.00	150.00	0.00	1,800.00	
Reserve Assessments	100,000.00	102,172.00	(2,172.00)	100,000.00	102,172.00	(2,172.00)	408,688.00	306,516.00
Road Impact Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Variable Income	5,190.00	2,916.67	2,273.33	5,190.00	2,916.67	2,273.33	35,000.00	
<b>Total Income</b>	<b>340,579.11</b>	<b>326,744.76</b>	<b>13,834.35</b>	<b>340,579.11</b>	<b>326,744.76</b>	<b>13,834.35</b>	<b>1,362,319.00</b>	<b>1,021,739.89</b>
<b>Gross Profit</b>	<b>340,579.11</b>	<b>326,744.76</b>	<b>13,834.35</b>	<b>340,579.11</b>	<b>326,744.76</b>	<b>13,834.35</b>	<b>1,362,319.00</b>	<b>1,021,739.89</b>
<b>Expense</b>								
Accounting	0.00	541.67	(541.67)	0.00	541.67	(541.67)	6,500.00	6,500.00
Annual Elections	0.00	258.34	(258.34)	0.00	258.34	(258.34)	3,100.00	3,100.00
Bad Debt	0.00	208.34	(208.34)	0.00	208.34	(208.34)	2,500.00	2,500.00
Bank Service Charges	39.95	20.84	19.11	39.95	20.84	19.11	250.00	210.05
CC&R Revisions	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00	1,000.00
Clubhouse Expense	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00	500.00
Collection Fees	444.10	83.34	360.76	444.10	83.34	360.76	1,000.00	555.90
Drinking Water	56.75	72.91	(16.16)	56.75	72.91	(16.16)	875.00	818.25
Education/Training	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
Equipment Rental	1,257.06	1,140.39	116.67	1,257.06	1,140.39	116.67	13,685.00	12,427.94
Equipment/Tools	0.00	208.34	(208.34)	0.00	208.34	(208.34)	2,500.00	2,500.00
Filing Fees	16.00	0.00	16.00	16.00	0.00	16.00	50.00	34.00
Fuel	1,422.07	862.50	559.57	1,422.07	862.50	559.57	10,350.00	8,927.93
Insurance	7,829.95	9,904.70	(2,074.75)	7,829.95	9,904.70	(2,074.75)	118,842.08	111,012.13
Legal & Professional Fees	7,500.00	1,666.66	5,833.34	7,500.00	1,666.66	5,833.34	20,000.00	12,500.00
License & Permits	0.00	141.66	(141.66)	0.00	141.66	(141.66)	1,700.00	1,700.00
Lot Cleaning	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
Memberships/Subscriptions	49.99	83.34	(33.35)	49.99	83.34	(33.35)	1,000.00	950.01
Office Operating Expense	1,377.56	416.66	960.90	1,377.56	416.66	960.90	5,000.00	3,622.44
Operating Contingency	0.00	416.66	(416.66)	0.00	416.66	(416.66)	5,000.00	5,000.00
Outside Services	2,795.63	1,416.66	1,378.97	2,795.63	1,416.66	1,378.97	17,000.00	14,204.37
Payroll Expenses	41,067.37	42,351.18	(1,283.81)	41,067.37	42,351.18	(1,283.81)	507,934.00	466,866.63
Postage	200.00	291.66	(91.66)	200.00	291.66	(91.66)	3,500.00	3,300.00
Printing	326.87	1,166.68	(839.81)	326.87	1,166.68	(839.81)	14,000.00	13,673.13
Repairs	5,412.00	1,050.02	4,361.98	5,412.00	1,050.02	4,361.98	12,600.00	7,188.00
Snow Removal	540.00	333.32	206.68	540.00	333.32	206.68	4,000.00	3,460.00

**Forest Meadows Owners Association**  
**Profit & Loss Budget Performance**  
January 2021

	Jan 21	Budget	Variance	Jan 21	YTD Budget	Variance	Annual Budget	Budget Remaining
Software/Updates	0.00	333.34	(333.34)	0.00	333.34	(333.34)	4,000.00	4,000.00
Supplies	2,358.82	2,095.78	263.04	2,358.82	2,095.78	263.04	25,150.00	22,791.18
Surveillance	69.00	45.84	23.16	69.00	45.84	23.16	550.00	481.00
Taxes	0.00	458.34	(458.34)	0.00	458.34	(458.34)	5,500.00	5,500.00
Trail Maintenance	3,220.00	2,500.00	720.00	3,220.00	2,500.00	720.00	30,000.00	26,780.00
Travel	26.32	187.52	(161.20)	26.32	187.52	(161.20)	2,250.00	2,223.68
Uniforms/Safety	0.00	166.66	(166.66)	0.00	166.66	(166.66)	2,000.00	2,000.00
Utilities	3,816.39	5,991.66	(2,175.27)	3,816.39	5,991.66	(2,175.27)	71,900.00	68,083.61
Vehicle Expenses	0.00	791.66	(791.66)	0.00	791.66	(791.66)	9,500.00	9,500.00
Web Page	20.00	50.00	(30.00)	20.00	50.00	(30.00)	600.00	580.00
<b>Total Expense</b>	<b>79,845.83</b>	<b>75,731.67</b>	<b>4,114.16</b>	<b>79,845.83</b>	<b>75,731.67</b>	<b>4,114.16</b>	<b>908,536.08</b>	<b>828,690.25</b>
<b>Net Ordinary Income</b>	<b>260,733.28</b>	<b>251,013.09</b>	<b>9,720.19</b>	<b>260,733.28</b>	<b>251,013.09</b>	<b>9,720.19</b>	<b>453,782.92</b>	<b>193,049.64</b>
Reserve Income	13,396.82			13,396.82				
Reserve Expenses	30,243.26			30,243.26				