

Forest Meadows Owners Association  
**Balance Sheet**  
As of April 30, 2022

	<u>Apr 30, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Operating Funds	855,291.80
Reserve	946,082.69
Total Checking/Savings	<u>1,801,374.49</u>
Accounts Receivable	112,219.38
Other Current Assets	54,161.12
Total Current Assets	<u>1,967,754.99</u>
<b>Fixed Assets</b>	
Accumulated Depreciation	-1,022,786.16
Automobiles	151,961.34
Equipment & Machinery	310,663.05
Hilltop	628,431.57
Land and Buildings	1,170,112.14
Meadow Park	266,904.75
Total Fixed Assets	<u>1,505,286.69</u>
Other Assets	8,475.45
<b>TOTAL ASSETS</b>	<u><u>3,481,517.13</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	256,021.39
Equity	3,225,495.74
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>3,481,517.13</u></u>

## Forest Meadows Owners Association Profit & Loss Budget Performance April 2022

	Apr 22	Budget	Variance	Jan - Apr 22	YTD Budget	Annual Budget	Budget Remaining
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Comcast Agreement Revenue	0.00	2,200.00	(2,200.00)	12,552.06	12,552.06	26,400.00	13,847.94
Late Charges	2,812.19	1,916.66	895.53	5,360.97	7,666.64	23,000.00	17,639.03
Operating Assessments	349,720.98	116,081.25	233,639.73	698,547.96	484,325.00	1,392,975.00	694,427.04
Operating Interest	13.69	49.98	(36.29)	51.15	199.92	600.00	548.85
Rent Income	150.00	100.00	50.00	600.00	400.00	1,200.00	600.00
Road Impact Fee	0.00	183.34	(183.34)	1,440.00	733.36	2,200.00	760.00
Variable Income	2,351.00	1,750.00	601.00	9,725.50	9,124.50	21,000.00	11,274.50
<b>Total Income</b>	<b>355,047.86</b>	<b>122,281.23</b>	<b>232,766.63</b>	<b>728,277.64</b>	<b>495,001.48</b>	<b>1,467,375.00</b>	<b>739,097.36</b>
<b>Gross Profit</b>	<b>355,047.86</b>	<b>122,281.23</b>	<b>232,766.63</b>	<b>728,277.64</b>	<b>495,001.48</b>	<b>1,467,375.00</b>	<b>739,097.36</b>
<b>Expense</b>							
Accounting	0.00	83.34	(83.34)	0.00	333.36	1,000.00	1,000.00
Annual Elections	0.00	258.34	(258.34)	512.35	1,033.36	3,100.00	2,587.65
Bad Debt	0.00	416.66	(416.66)	0.00	1,666.64	5,000.00	5,000.00
Bank Service Charges	29.95	20.84	9.11	89.80	83.36	250.00	160.20
CC&R Revisions	0.00	83.34	(83.34)	0.00	0.00	1,000.00	1,000.00
Clubhouse Expense	0.00	41.66	(41.66)	0.00	166.64	500.00	500.00
Collection Fees	0.00	416.66	(416.66)	1,258.08	1,666.64	5,000.00	3,741.91
Drinking Water	97.50	72.91	24.59	235.50	291.64	875.00	639.50
Education/Training	200.00	250.00	(50.00)	200.00	1,000.00	3,000.00	2,800.00
Equipment Rental	1,896.59	1,096.64	799.95	5,587.36	4,386.56	13,160.00	7,572.64
Equipment/Tools	0.00	83.34	(83.34)	0.00	333.36	1,000.00	1,000.00
Filing Fees	0.00	4.16	(4.16)	0.00	16.64	50.00	50.00
Fuel	1,055.16	862.50	192.66	4,838.29	3,450.00	10,350.00	5,711.71
Insurance	12,058.11	13,047.07	(988.96)	48,387.86	52,188.28	156,565.00	108,177.12
Legal & Professional Fees	3,330.00	1,250.00	2,080.00	12,370.47	5,000.00	15,000.00	2,629.53
License & Permits	1,170.00	141.66	1,028.34	1,611.00	566.64	1,700.00	89.00
Lot Cleaning	0.00	100.00	(100.00)	2,800.00	400.00	1,200.00	-1,600.00
Memberships/Subscriptions	14.99	83.34	(68.35)	125.97	333.36	1,000.00	874.03
Office Operating Expense	228.85	625.00	(396.15)	3,493.20	2,500.00	7,500.00	4,006.80
Operating Contingency	0.00	3,333.33	(3,333.33)	0.00	13,333.35	40,000.00	40,000.00
Outside Services	15,087.88	1,500.00	13,587.88	55,579.57	6,000.00	18,000.00	-37,579.57
Payroll Expenses	29,425.09	42,352.09	(12,927.00)	121,791.46	169,408.36	508,225.00	386,433.54
Postage	100.00	666.66	(566.66)	3,869.70	2,666.64	8,000.00	4,130.30
Printing	0.00	1,916.68	(1,916.68)	4,488.50	7,666.72	23,000.00	18,511.50
Repairs	1,963.00	2,874.98	(911.98)	14,757.51	11,499.92	34,500.00	19,742.49

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**Forest Meadows Owners Association  
Profit & Loss Budget Performance  
April 2022**

	Apr 22	Budget	Variance	Jan - Apr 22	YTD Budget	Annual Budget	Budget Remaining
Snow Removal	0.00	333.32	(333.32)	0.00	1,333.28	4,000.00	4,000.00
Software/Updates	0.00	333.34	(333.34)	0.00	1,333.36	4,000.00	4,000.00
Supplies	3,012.87	1,641.68	1,371.19	5,598.95	6,566.72	19,700.00	14,101.05
Surveillance	244.00	45.84	198.16	416.26	183.36	550.00	133.74
Taxes	1,700.00	458.34	1,241.66	1,700.00	1,833.36	5,500.00	3,800.00
Trail Maintenance	6,630.00	5,416.68	1,213.34	17,650.00	21,666.64	65,000.00	47,350.00
Travel	29.25	187.52	(158.27)	1,755.34	750.08	2,250.00	494.66
Uniforms/Safety	0.00	166.66	(166.66)	50.00	666.64	2,000.00	1,950.00
Utilities	6,053.26	5,491.66	561.60	21,869.90	21,966.64	65,900.00	44,030.10
Vehicle Expenses	532.56	791.66	(259.10)	5,516.78	3,166.64	9,500.00	3,983.22
Web Page	500.00	83.34	416.66	559.95	333.36	1,000.00	440.05
<b>Total Expense</b>	<b>85,359.06</b>	<b>86,531.22</b>	<b>(1,172.16)</b>	<b>336,913.83</b>	<b>345,791.55</b>	<b>1,036,375.00</b>	<b>701,461.17</b>
Reserve Income	0.79		0.79	23,872.57			
<b>Reserve Assessments</b>	<b>102,500.00</b>	<b>102,500.00</b>	<b>0.00</b>	<b>205,000.00</b>	<b>205,000.00</b>	<b>410,000.00</b>	<b>205,000.00</b>
<b>Reserve Expenses</b>	<b>0.00</b>		<b>0.00</b>	<b>17,267.17</b>			