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Accrual Basis

Forest Meadows Owners Association
Balance Sheet
As of November 30, 2022

	<u>Nov 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds	486,666.37
Reserve	568,822.80
Total Checking/Savings	1,055,489.17
Accounts Receivable	
Accounts Receivable	387,809.38
Allowance for Doubtful Accounts	-94,404.87
Total Accounts Receivable	293,404.51
Other Current Assets	100,225.10
Total Current Assets	1,449,118.78
Fixed Assets	
Accumulated Depreciation	-1,084,257.16
Automobiles	215,734.73
Equipment & Machinery	375,734.74
Hilltop	541,353.92
Land and Buildings	1,548,869.01
Meadow Park	222,624.75
Total Fixed Assets	1,820,059.99
Other Assets	37,550.03
TOTAL ASSETS	<u>3,306,728.80</u>
LIABILITIES & EQUITY	
Liabilities	1,373,263.32
Equity	1,933,465.48
TOTAL LIABILITIES & EQUITY	<u>3,306,728.80</u>

51

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

	<u>Nov 22</u>	<u>Budget</u>	<u>Variance</u>	<u>Jan - Nov 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>	<u>Budget Remaining</u>
Ordinary Income/Expense							
Income							
Collection Fee Income	2061.18		2061.18	5148.34			
Comcast Agreement Revenue	0.00	2200.00	-2200.00	12802.32	22000.00	26400.00	13597.68
Late Charges	96.20	1916.67	-1820.47	9448.97	21083.33	23000.00	13551.03
Operating Assessments	0.00	116081.25	-116081.25	1092718.12	935221.25	982975.00	-109743.12
Operating Interest	7.63	50.01	-42.38	115.56	549.99	600.00	484.44
Rent Income	150.00	100.00	50.00	1650.00	1100.00	1200.00	-450.00
Reserve Assessments	0.00	34166.67	-34166.67	307500.00	375833.33	410000.00	102500.00
Road Impact Fee	0.00	183.33	-183.33	1440.00	2016.67	2200.00	760.00
Variable Income	1070.00		1070.00	32772.70			-32772.70
Total Income	3385.01	154697.93	-151312.92	1463596.01	1357804.57	1446375.00	-17221.01
Expense							
Accounting	5000.00	83.33	-4916.67	10060.00	916.67	1000.00	-9060.00
Annual Elections	0.00	258.33	258.33	6536.35	2841.67	3100.00	-3436.35
Bad Debt	0.00	416.67	416.67	0.00	4583.33	5000.00	5000.00
Bank Service Charges	19.95	20.83	0.88	229.45	229.17	250.00	20.55
CC&R Revisions	0.00	83.33	83.33	3240.00	916.67	1000.00	-2240.00
Clubhouse Expense	0.00	41.67	41.67	0.00	458.33	500.00	500.00
Collection Fees	8135.08	416.67	-7718.41	10762.41	4583.33	5000.00	-5762.41
Drinking Water	79.50	72.92	-6.58	1022.50	802.08	875.00	-147.50
Education/Training	0.00	250.00	250.00	1250.00	2750.00	3000.00	1750.00
Equipment Rental	875.20	1096.68	221.48	12400.43	12063.32	13160.00	759.57
Equipment/Tools	0.00	83.33	83.33	1208.78	916.67	1000.00	-208.78
Filing Fees	0.00	4.17	4.17	0.00	45.83	50.00	50.00
Fuel	3104.23	862.50	-2241.73	13088.05	9487.50	10350.00	-2738.05
Insurance	11295.26	13047.09	1751.83	144162.02	143517.91	156565.00	12402.98
Legal & Professional Fees	3061.74	1250.00	-1811.74	30279.86	13750.00	15000.00	-15279.86
License & Permits	0.00	141.67	141.67	1611.00	1558.33	1700.00	89.00
Lot Cleaning	0.00	100.00	100.00	2800.00	1100.00	1200.00	-1600.00
Memberships/Subscriptions	14.99	83.33	68.34	1055.89	916.67	1000.00	-55.89
Office Operating Expense	1369.53	625.00	-744.53	11287.01	6875.00	7500.00	-3787.01
Operating Contingency	0.00	3333.33	3333.33	0.00	36666.67	40000.00	40000.00
Outside Services	2597.50	1500.00	-1097.50	117680.70	16500.00	18000.00	-99680.70
Payroll Expenses	46084.82	42352.08	-3732.74	465892.48	465872.92	508225.00	42332.52
Postage	948.28	666.67	-281.61	8767.71	7333.33	8000.00	-767.71
Printing	0.00	1916.66	1916.66	12382.23	21083.34	23000.00	10617.77
Repairs	1607.76	2875.01	1267.25	23645.99	31624.99	34500.00	10854.01
Snow Removal	919.74	333.34	-586.40	919.74	3666.66	4000.00	3080.26
Software/Updates	3960.00	333.33	-3626.67	3960.00	3666.67	4000.00	40.00
Supplies	3131.97	1641.66	-1490.31	36524.91	18058.34	19700.00	-16824.91

67

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

	<u>Nov 22</u>	<u>Budget</u>	<u>Variance</u>	<u>Jan - Nov 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>	<u>Budget Remaining</u>
Surveillance	5753.08	45.83	-5707.25	7351.69	504.17	550.00	-6801.69
Taxes	-800.00	458.33	1258.33	4528.94	5041.67	5500.00	971.06
Trail Maintenance	0.00	5416.67	5416.67	2343.63	58583.33	65000.00	62656.37
Fire Mitigation	4800.00		-4800.00	36990.00			-36990.00
Travel	46.25	187.49	141.24	8839.12	2062.51	2250.00	-4589.12
Uniforms/Safety	0.00	168.67	168.67	50.00	1833.33	2000.00	1950.00
Utilities	4934.32	5491.67	557.35	61261.43	60408.33	65900.00	4638.57
Vehicle Expenses	0.00	791.67	791.67	8697.19	8708.33	9500.00	802.81
Web Page	0.00	83.33	83.33	793.56	916.67	1000.00	206.44
Total Expense	106839.20	86531.26	-20407.94	1049623.07	951843.74	1038375.00	-11248.07
Reserve Income	0.79			23878.22			-23878.22
Reserve Expenses	3187.51			620490.31			
Reserve Assessments				307500.00	410000.00	410000.00	102500.00

50