

**Forrest Groves Estates Homeowners Association  
Combined Operating & Reserve Budget  
For Fiscal Year Ending June 30, 2023**

	2017	2018	2019	2020	2021	2022	2022	2022	2023	\$	%	Notes
	Actual	Actual	Actual	Actual	Actual	Projected	Budget	Variance	Budget	Increase	Increase	
<b>Revenue:</b>												
Owner operating assessments	82,532	82,676	82,351	82,403	61,483	81,342	83,532	(2,190)	100,296	16,764	20%	A
Owner reserve assessments	-	-	-	-	-	-	-	-	-	-	0%	
Special Assessment	-	35,034	15,029	6,852	10	-	-	-	-	-	0%	
Loan	-	53,000	-	-	-	-	-	-	-	-	0%	
Trash and Recycling	1,530	1,632	1,632	1,224	918	2,040	1,458	582	1,200	(258)	-18%	
Interest & other income	347	2,232	872	822	741	371	350	21	-	(350)	-100%	
<b>Total income</b>	<b>84,409</b>	<b>174,574</b>	<b>99,884</b>	<b>91,301</b>	<b>63,152</b>	<b>83,753</b>	<b>85,340</b>	<b>(1,587)</b>	<b>101,496</b>	<b>16,156</b>	<b>19%</b>	
<b>Expenses:</b>												
<u>Office</u>												
Bank fees	335	60	25	-	31,758	36	25	(11)	41	16	64%	
Insurance	2,530	4,398	3,935	3,935	4,066	3,788	4,100	312	4,100	-	0%	
Loan expense	-	11,748	33,861	10,573	-	-	-	-	-	-	0%	
Office supplies	131	336	300	282	568	279	350	71	550	200	57%	
Postage & delivery	198	206	118	165	299	170	200	30	250	50	25%	
Returned deposit	2,000	-	2,000	-	-	-	-	-	-	-	0%	
Miscellaneous	376	582	563	106	10,660	631	515	(116)	800	285	55%	
Taxes	-	2,668	-	-	-	-	-	-	-	-	0%	
<u>Professional</u>												
Accounting & Bookkeeping	8,138	10,100	9,425	8,475	8,994	7,394	7,000	(394)	7,100	100	1%	
Legal fees	-	518	473	-	187	3,125	100	(3,025)	750	650	650%	
Lien filling fees	50	45	18	60	48	25	25	-	80	55	220%	
Other fees	-	-	-	33	-	-	100	100	100	-	0%	
<u>Operations</u>												
Owner snow credits	-	380	474	-	-	-	1,000	1,000	-	(1,000)	-100%	
Snow removal	10,018	460	1,675	500	880	-	150	150	800	650	433%	
Roads, bridges & landscape	12,567	16,597	18,887	16,539	18,111	20,955	17,500	(3,455)	20,000	2,500	14%	
Caretaker W&S	9,315	10,360	10,210	10,520	11,595	13,930	14,800	870	16,800	2,000	14%	
Sewer - Lab tests	3,300	3,740	3,019	3,518	3,814	4,369	4,000	(369)	4,200	200	5%	
Sewer - Parts & maintenance	14,314	14,372	2,635	3,765	7,852	3,192	4,000	808	5,500	1,500	38%	
Sewer - Tank cleaning	905	905	-	1,075	1,075	2,150	1,100	(1,050)	2,150	1,050	95%	
Sewer - User fees	-	-	-	555	555	555	555	-	575	20	4%	
Water - Testing	2,526	832	1,555	4,466	1,451	5,112	3,800	(1,312)	3,500	(300)	-8%	
Water - Parts & maintenance	1,039	304	886	4,397	590	2,323	1,500	(823)	7,000	5,500	367%	
Water - User fees	4,033	3,932	4,348	4,119	3,717	3,285	3,720	435	3,900	180	5%	
Tractor - Parts & maintenance	120	41	862	66	4	369	250	(119)	450	200	80%	
Tractor - Fuel & other	-	128	484	166	198	240	200	(40)	400	200	100%	
Repairs	95	53,000	-	-	45	100	250	150	800	550	220%	
Trash & recycling	10,902	10,570	11,633	10,780	11,814	11,590	12,000	410	12,250	250	2%	
Electric	8,070	7,498	7,607	7,758	6,960	5,937	7,500	1,563	7,800	300	4%	
Tree work / WAP / chipper	-	1,677	1,198	725	476	3,808	600	(3,208)	1,600	1,000	167%	
<b>Total operating expenses</b>	<b>90,962</b>	<b>155,456</b>	<b>116,191</b>	<b>92,577</b>	<b>125,717</b>	<b>93,363</b>	<b>85,340</b>	<b>(8,023)</b>	<b>101,496</b>	<b>16,156</b>	<b>19%</b>	
Depreciation expense	-	-	69,692	-	-	8,337	-	(8,337)	8,337	8,337	0%	
<b>Major repairs &amp; replacement</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,250</b>	<b>1,250</b>	<b>0%</b>	
<b>Total expenses</b>	<b>90,962</b>	<b>155,456</b>	<b>185,883</b>	<b>92,577</b>	<b>125,717</b>	<b>101,700</b>	<b>85,340</b>	<b>(16,360)</b>	<b>111,083</b>	<b>25,743</b>	<b>30%</b>	
<b>Excess (Deficiency) of revenue over expenses</b>	<b>(6,553)</b>	<b>19,118</b>	<b>(85,999)</b>	<b>(1,276)</b>	<b>(62,565)</b>	<b>(17,947)</b>	<b>3,089</b>	<b>(21,036)</b>	<b>(9,587)</b>			
<b>Beginning cash</b>						20,002	20,002	-	10,392			
Non cash depreciation						8,337	-	(8,337)	8,337			
<b>Ending cash</b>						10,392	23,091	(12,699)	9,142			
<b>Change in cash</b>						(9,610)	(114,840)	105,230	(1,250)			

A The operating fund calls for an increase in assessments of \$16,764 to cover expenses. This increase translates to a 20% increase or \$25 per owner per month. New assessments for developed lots will be \$450 a quarter or \$150 per month. Undeveloped owner assessments will be \$306 a quarter or \$102 per month.