

Forest Creek Homeowners Association

Year Over Year Analysis

<u>Account Category</u>	<u>Account Description</u>	2018 Actual	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Budget	<u>Remarks</u>
Revenue								
	Membership Dues	\$ 20,298	\$ 21,252	\$ 22,268	\$ 23,491	\$ 24,249	\$ 24,426	276 Properties at \$92.50/property
	Status Letters					\$ 225	\$ 250	
	Assessment			\$ 27,600	-	-	\$ 34,500	276 Properties at \$125
	Interest Income, Late Fees, Recoveries	\$ 548	\$ 572	\$ 12,252	217	\$ 369	\$ 370	
	Total Revenue	\$ 20,846	\$ 21,824	\$ 62,120	\$ 23,708	\$ 24,843	\$ 59,546	
Administrative Expense								
	Postage, Printing and Reproduction	\$ 326	\$ 1,536	\$ 265	\$ 531	\$ 123	\$ 130	
	Filing Fees	\$ 135	\$ 154	\$ 75	\$ 77	\$ 157	\$ 165	
	Accounting and Legal Fees	\$ 93	\$ 1,890	\$ 845	\$ 82	\$ -	\$ 100	
	Bad Debt	\$ -	\$ -	\$ 11,766	\$ -	\$ -	\$ -	
	Insurance - Property and Liability	\$ 1,878	\$ 1,898	\$ 1,972	\$ 1,969	\$ 2,064	\$ 2,168	
	Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Other Administrative, Primarily TBD	\$ 1,356	\$ 958	\$ 2,157	\$ 1,683	\$ 1,507	\$ 1,600	
	Total Administrative Expense	\$ 3,788	\$ 6,436	\$ 17,080	\$ 4,342	\$ 3,851	\$ 4,163	
Grounds Maintenance								
	Lawn Cutting, Fertilization, Mulch, etc.	\$ 12,020	\$ 17,920	\$ 17,066	\$ 18,091	\$ 23,652	\$ 25,100	
	Pond Maintenance	\$ 1,285	\$ 940	\$ 970	\$ 1,290	\$ 1,840	\$ 2,500	
	Repairs - Sprinkler	\$ 150	\$ 50	\$ 190	\$ 90	\$ 3,435	\$ 250	
	Trees and Shrubs	\$ 1,875	\$ 120	\$ 701	\$ -	\$ 4,627	\$ 1,000	Anticipated decrease if no major tree events occur
	Repairs - Lighting	\$ -	\$ -	\$ 279	\$ 198	\$ -	\$ 200	
	Holiday Decorations and Lighting	\$ 800	\$ 800	\$ 800	\$ 1,350	\$ 1,350	\$ 1,420	
	Maintenance - General (unforeseen circum.)	\$ 200	\$ 670	\$ 1,685	\$ 120	\$ 888	\$ 200	
	Total Grounds Maintenance	\$ 16,330	\$ 20,500	\$ 21,691	\$ 21,139	\$ 35,792	\$ 30,670	
Power, Light and Water								
	Mountain Entrance - Electricity	\$ 226	\$ 223	\$ 228	\$ 246	\$ 239	\$ 275	
	South Blvd. Entrance - Electricity	\$ 45	\$ 196	\$ 213	\$ 214	\$ 214	\$ 225	
	Buckthorn Entrance - Electricity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Water and Sewer	\$ 770	\$ 837	\$ 1,412	\$ 874	\$ 1,540	\$ 1,200	Anticipated decrease due to water line fix
	Other	\$ -	\$ 95	\$ 100	\$ -	\$ -	\$ -	
	Total Power, Light and Water	\$ 1,041	\$ 1,351	\$ 1,953	\$ 1,333	\$ 1,993	\$ 1,700	
Capital Improvements								
	Landscape Enhancements/Entrances/Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300	
	Total Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300	
	Total Expenses	\$ 21,159	\$ 28,287	\$ 40,724	\$ 26,814	\$ 41,636	\$ 37,833	With special assesment this should allow for roughly
	Expenses (Over)/ Under Revenues	\$ (313)	\$ (6,463)	\$ 21,396	\$ (3,105)	\$ (16,793)	\$ 21,713	13-14% in reserves after recovery shortage in 2022