

**Forest Oaks Homeowners Association**  
**2008 - 2015 Income/Expense Statement and 2016 Adopted Budget**

	2008	2009	2010	2011	2012	2013	2014	2015	2015	2016
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Adopted	Adopted
	\$116	\$121	\$127	\$127	\$135	\$135	\$140	\$147	\$147	\$154
<b>Income:</b>								<b>10.31.15</b>		
Dues	183,429	195,524	201,894	205,579	212,090	218,493	222,801	198,766	234,612	245,784
Reserve Funds	2,194	1,886	1,066	1,297	1,080	3,250	2,240	2,940	2,352	2,352
Special Assessment	37,301	36,025	31,851	14,973	0	0	0	0	0	0
Other	1,882	1,990	1,350	1,480	1,945	1,330	1,535	1,245	1,600	1,600
<b>Total Income</b>	<b>224,806</b>	<b>235,425</b>	<b>236,161</b>	<b>223,329</b>	<b>215,115</b>	<b>223,073</b>	<b>226,576</b>	<b>202,951</b>	<b>238,564</b>	<b>249,736</b>
<b>Expenses</b>										
Maintenance	33,515	37,066	39,123	39,623	25,302	28,625	29,503	32,689	36,000	36,000
Pool	6,498	8,926	8,676	9,402	11,250	8,512	9,623	8,720	9,500	9,500
Exterminating	3,710	3,755	3,710	3,940	3,665	4,130	4,075	588	4,000	4,000
Printing/Postage	474	388	253	738	(5)	380	709	0	400	400
Lawn Maintenance	37,830	38,367	39,239	37,975	43,278	42,283	40,700	34,089	39,600	39,600
Lawn: Pine Straw/Mulch							4,808	1,301	4,300	4,300
Snow/Ice	101	363	1,387	466	0	183	723	2,733	500	500
Tree Removal	3,020	875	500	625	2,025	7,920	405	3,735	4,000	3,500
Insurance	27,968	28,175	28,031	31,274	25,881	31,436	34,034	35,732	38,000	39,500
Management	10,800	10,800	10,800	10,800	10,800	10,800	10,800	9,970	12,000	12,000
Cleaning	1,250	1,718	1,200	1,419	1,549	1,255	1,437	1,640	1,500	1,500
Electricity	13,421	13,618	14,063	14,631	15,767	15,218	15,809	12,248	16,500	16,500
Telephone	758	771	945	871	886	920	818	658	780	780
Gas	624	654	539	617	437	452	678	545	900	800
Water & Sewer	7,502	7,844	7,983	7,060	4,767	5,871	6,079	5,125	6,500	6,500
Recycling Services	4,522	4,548	2,316	0	0	0	0	0	0	0

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	2008	2009	2010	2011	2012	2013	2014	2015	2015	2016
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Adopted	Adopted
Paving	0	3,515	9,586	4,125	0	2,264	5,665	1,048	10,000	10,000
Trash Pick-up	5,919	5,689	7,130	8,018	8,089	8,229	8,322	7,096	8,400	8,700
Legal/Accounting	195	200	200	200	414	344	(97)	215	500	400
Taxes	715	396	0	0	0	0	0	0	0	0
Miscellaneous	44	321	540	572	1,054	87	194	129	184	256
<b>Total Expenses</b>	<b>158,866</b>	<b>167,988</b>	<b>176,220</b>	<b>172,355</b>	<b>155,159</b>	<b>168,909</b>	<b>174,284</b>	<b>158,261</b>	<b>193,564</b>	<b>194,736</b>
Roofing Reserve	37,426	38,870	29,031	61,497	0	0	0	0	0	0
Capital Reserve	28,514	28,567	30,910	(10,523)	24,526	76,639	61,856	44,116	45,000	55,000
<b>Net Operating</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>35,430</b>	<b>(22,475)</b>	<b>(9,565)</b>	<b>574</b>	<b>0</b>	<b>0</b>

<b>CHECKING ACCOUNT</b>			<b>CAPITAL RESERVE:</b>	
<b>Balance 12/31/14</b>	<b>3,390</b>		<b>Balance 12/31/14</b>	<b>66,733</b>
Income 2015	202,951		Operating Transfer	44,116
Expenses 2015	(158,261)		Interest 2015	212
Reserve Transfer	(44,116)		Painting (37 Units)	(49,116)
<b>Balance 10/31/15</b>	<b>3,964</b>		<b>Balance 9/30/15</b>	<b>61,945</b>

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