

Four Season at Forest Meadows			
2024 Approved Budget-197 Units			
Four Seasons at Forest Meadows	Approved 2024	Approved 2025	Proposed 2026
<b>REVENUE</b>			
4000 Resident Assessments	384,263	384,263	397,152
4240 Move-In & Out Fees	200	200	1,413
4250 pool Fees	19,400	19,400	18912
<b>TOTAL REVENUE</b>	<b>403,863</b>	<b>403,863</b>	<b>417,477</b>
<b>EXPENSES</b>			
5090 Office Supplies	1,000	1,000	1000
5195 Other Admin Fees	1,200	1,200	1200
5200 Community Events	5,000	5,000	7000
5210 Printing & Copying	1,000	1,000	1000
5215 Postage	1,000	1,000	600
5460 Property Insurance	12,000	12,000	19057
6000 Electric Services	12,000	12,000	12000
6005 Gas Services	6,000	6,000	6000
6025 Water Service	7,000	7,000	8500
6030 Sewer Services	2,000	2,000	2000
6045 Cable services	4,600	4,600	5900
6100 Landscaping Contract	109,749	109,749	135994
6199 landscape other	30,000	30,000	20,000
6200 Irrigation repair/main	500	500	500
6414 Fire Protection	700	700	1000
6430 Janitorial Services	7,000	7,000	7300
6432 Maintenance Services	3,200	3,200	3200
6438 Pool Management	15,900	15,900	15,645
6442 Snow Removal	35,000	35,000	35,000
6585 Fountains/Ponds	10,500	10,500	10,000
6625 HVAC supplies/repairs/maint	1,500	1,500	1500
6700 Pool Supplies	3,500	3,500	3267
6710 Recreation Supplies	1,500	1,500	1500
6795 Other Supplies	2,000	2,000	1000
7000 Audit/Tax Services	2,900	2,900	2400
7020 Legal Services	1,000	1,000	1000
7040 Management Fees	67,000	67,000	67,000
7095 Mgmt fee opt outs	2,500	2,500	500
9000 Federal income Tax	1,000	1,000	500
9015 Property Tax	2,300	2,300	2600
9105 Reserve Contribution	46,250	53,314	43,314
9106 Reserve Contribution-deferred maint	7,064	0	0
<b>TOTAL EXPENSES</b>	<b>403,863</b>	<b>403,863</b>	<b>417,477</b>
<b>Annual Assessment Fee</b>	<b>163</b>	<b>163</b>	<b>168</b>
	<b>8</b>	<b>8</b>	<b>8</b>
	<b>171</b>	<b>171</b>	<b>176</b>