

FOREST HEIGHTS HOA
2007 Budget -
APPROVED 11.14.06

REVENUE	2006 Budget	2007 Budget
Homeowner Assessments	\$ 926,000.00	\$ 933,000.00
Apartment Assessments	\$ 86,400.00	\$ 86,400.00
Commercial Assessments	\$ 2,000.00	\$ 8,000.00
Private Street Assessments	\$ 17,280.00	\$ 17,876.00
Replacement Reserve Assessments	\$ 16,000.00	\$ 21,057.00
T-Mobile Cell Tower Lease Income	\$ 12,000.00	\$ 12,000.00
Total Assessments	\$ 1,059,680.00	\$ 1,078,333.00
Late Fees/Interest	\$ 15,000.00	\$ 15,000.00
Architectural Review Fees	\$ 15,000.00	\$ 7,500.00
Tbills Investment Income	\$ -	\$ 15,000.00
Tbills Investment Income-Replacement Reserve	\$ -	\$ 12,000.00
Tbills Investment Income-Maintenance and Operations Reserves	\$ -	\$ 5,000.00
Investment Income-Replacement Reserves	\$ -	\$ 100.00
Investment Income-Maintenance and Operations Reserves	\$ -	\$ 100.00
Investment Income	\$ 25,000.00	\$ 7,500.00
Commercial Paper Investment Income	\$ -	
Misc. Income	\$ -	
Legal Costs Recovered	\$ 12,000.00	\$ 12,000.00
Compliance Fines	\$ 5,000.00	\$ 15,000.00
Returned Check Fee	\$ -	
Information Request Fee	\$ 13,000.00	\$ 13,000.00
Advertising Income-Web Site	\$ 1,000.00	\$ 1,000.00
Advertising Income-Newsletter	\$ 12,000.00	\$ 25,000.00
Dinner Dance Income		\$ 13,000.00
Total Other Income	\$ 98,000.00	\$ 141,200.00
TOTAL REVENUE	\$ 1,157,680.00	\$ 1,219,533.00

EXPENSES	2006 Budget	2007 Budget
Management & Administration		
Administrative Salaries	\$ 119,000.00	\$ 126,000.00
Temporary Office Wages	\$ 5,000.00	\$ 5,000.00
Administrative Benefits	\$ 15,000.00	\$ 18,700.00
Administrative Payroll Taxes	\$ 10,500.00	\$ 11,150.00
Professional Development	\$ 8,000.00	\$ 10,000.00
Accounting and Payroll Services	\$ 12,000.00	\$ 12,000.00
Office Rent and Utilities	\$ 46,000.00	\$ 52,000.00
Computer System Maintenance	\$ 10,000.00	\$ 8,000.00
Phone Services	\$ 6,400.00	\$ 6,000.00
Fax/Copy Machine Maintenance and Lease	\$ 5,000.00	\$ 4,000.00
Office Supplies	\$ 7,000.00	\$ 10,000.00
Postage	\$ 6,000.00	\$ 4,000.00
Audit and Tax Return	\$ 7,000.00	\$ 7,000.00
Recoverable Legal Fees	\$ 12,000.00	\$ 12,000.00
Legal Fees/Other	\$ 12,000.00	\$ 15,000.00
Insurance	\$ 10,000.00	\$ 7,500.00
Board and Committee Admin Costs	\$ 12,000.00	\$ 12,000.00
Taxes and Licenses	\$ 4,000.00	\$ 3,000.00
Misc. Admin Expenses	\$ 4,000.00	\$ 3,000.00
Total Management & Administration	\$ 310,900.00	\$ 326,350.00

FOREST HEIGHTS HOA
2007 Budget -
APPROVED 11.14.06

EXPENSES (cont'd)

Landscape Maintenance		
Landscape - Contract Services	\$ 102,000.00	\$ 106,000.00
Landscape - Plant Replacement	\$ 1,000.00	\$ 1,000.00
Landscape - Irrigation Repair	\$ 12,000.00	\$ 12,000.00
Landscape - Bark Mulch	\$ 8,000.00	\$ 8,000.00
Landscape - Misc. Services	\$ -	\$ -
Landscape - Utilities (Water)	\$ 32,000.00	\$ 32,000.00
Landscape - Utilities (Electricity)	\$ 12,000.00	\$ 9,000.00
Total Landscape Maintenance	\$ 167,000.00	\$ 168,000.00
Common Area Maintenance		
Truck - Operating Expense	\$ 2,500.00	\$ 2,500.00
Truck - Lease	\$ 4,030.00	\$ 11,200.00
Maintenance Supplies	\$ 45,000.00	\$ 45,000.00
Reforestation Materials	\$ 4,000.00	\$ 4,000.00
Contracted Tree Services	\$ 10,000.00	\$ 10,000.00
Other Contracted Services	\$ -	\$ -
Maintenance Payroll	\$ 78,700.00	\$ 83,000.00
Maintenance Payroll Taxes	\$ 10,900.00	\$ 11,000.00
Maintenance Payroll Benefits	\$ 11,500.00	\$ 13,400.00
Temporary Labor	\$ 10,000.00	\$ 12,000.00
Total Common Area Maintenance	\$ 176,630.00	\$ 192,100.00
Bus Services		
Contracted Bus Services	\$ 165,000.00	\$ 169,500.00
Transportation Income	\$ (35,000.00)	\$ (40,000.00)
Bus Shelter and Pay Phone Expenses	\$ -	\$ -
Total Bus Services	\$ 130,000.00	\$ 129,500.00
Safety Services		
Traffic Safety Improvements	\$ 5,000.00	\$ 1,000.00
Contracted Security Services	\$ 36,000.00	\$ 16,000.00
Total Safety Services	\$ 41,000.00	\$ 17,000.00
Community Relations		
Social Activities	\$ 76,000.00	\$ 80,000.00
Community Contributions	\$ 7,400.00	\$ 12,000.00
Resident Promotion	\$ 3,000.00	\$ 3,000.00
Dinner Dance Expense		\$ 13,000.00
Newsletter Expenses	\$ 24,000.00	\$ 18,000.00
Total Community Relations	\$ 110,400.00	\$ 126,000.00
Property Improvement		
Tract "R" Expenses	\$ -	\$ -
Consulting Fees	\$ 25,000.00	\$ 30,000.00
Total Property Improvement	\$ 25,000.00	\$ 30,000.00
Compliance Services		
Compliance Services - Salaries	\$ 58,500.00	\$ 61,000.00
Compliance Services - Taxes	\$ 5,000.00	\$ 5,300.00
Compliance Services - Benefits	\$ 7,800.00	\$ 9,500.00
Compliance Services - Legal Fees	\$ 5,000.00	\$ 3,000.00
ARC Contracted Services	\$ 15,000.00	\$ 14,000.00
Total Compliance Services	\$ 91,300.00	\$ 92,800.00

FOREST HEIGHTS HOA
2007 Budget -
APPROVED 11.14.06

EXPENSES (cont'd)

Other Expenses		
Private Street Maintenance Expense	\$ 17,600.00	\$ 17,876.00
Replacement Reserve	\$ 18,100.00	\$ 21,057.00
Maintenance and Operations Reserve		\$ 75,000.00
Equipment Depreciation	\$ 10,800.00	\$ 11,000.00
Bad Debt Expense	\$ 1,000.00	\$ 2,000.00
Bank Charges	\$ 4,000.00	\$ 6,000.00
Total Other Expenses	\$ 51,500.00	\$ 132,933.00
TOTAL EXPENSES	\$ 1,103,730.00	\$ 1,214,683.00
NET INCOME <LOSS>	\$ 53,950.00	\$ 4,850.00