

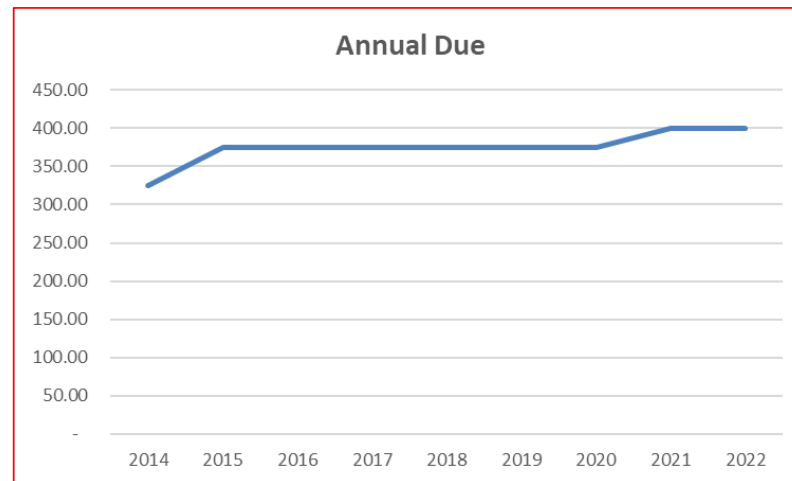


Forest Knoll Annual Meeting

October 24, 2022

Trend Assessment vs Expenses

- ▶ Expenses allocation for 2020-2021 happened during our transition with new HOA management



2022 Expenses

Expenses	Actual 2022 (YTD)	Forecast 2022 (Annualized)	Unit Cost per Expense (113 homeowners)
Administrative	\$3,589.35	\$5,384.03	\$47.65
Legal Fees	\$0.00	\$0.00	\$0.00
Landscaping	\$6,374.78	\$8,499.71	\$75.22
Irrigation	\$0.00	\$0.00	\$0.00
Pond Maintenance	\$2,649.00	\$3,532.00	\$31.26
Trash Services	\$21,379.86	\$28,506.48	\$252.27
Repairs	\$0.00	\$0.00	\$0.00
Insurance	\$2,006.00	2,006.00	\$17.75
Electricity	\$4,521.18	\$6,028.24	\$53.35
Water	\$201.23	\$301.85	2.67
Miscellaneous	\$0.00	\$0.00	\$0.00
TOTAL	\$40,721.40	\$54,258.30	\$480.16 per homeowner

Annual Due for 2023

- ▶ Looking at our annual due since 2014, we have minimal increase on our dues for 9 years
- ▶ Trash collection is a major contributor to our HOA fund but each homeowner is getting a significant savings when including this cost to our HOA
 - ▶ For comparison if you would handle our own trash collection, two trash bins and one recycling bin is estimated at
 - ▶ Republic = \$313.08 per year
 - ▶ Ray's = \$588.00 per year
- ▶ Expenses have increased in the last 3 years (mainly trash collection, landscaping, and utilities) and have used our reserve fund to offset the increase
- ▶ Our assessment for 2023 is \$500.00 per homeowner.