Royal Forest HoA Phases 4, 5 & 6
10/24/2019 Meeting

	FY2018 Actuals	*FY2019 Forecast (Actuals June thru Sept)*	*Delta FY19 to FY18 Favorable / (Unfavorable)*
Income:			
Beginning Balance 6/1/19	4,833.99	*5,647.90*	*813.91*
Dues Collected	28,035.80	*27,994.96*	*(40.84)*
Total Funds Available	**32,869.79**	***33,642.86***	***773.07***
Total Expenses:	**27,221.89**	***28,259.50***	***(1,037.61)***
Ending Balance	**5,647.90**	***5,383.36***	***(264.54)***

Detailed Expenses:				Explanation of Major Deviations
Lawn Mowing & Fertilizing	2,701.50	*2,415.00*	*286.50*	
Landscape Maintenance (Trimming, Weeding, etc)	3,921.25	*1,930.00*	*1,991.25*	New Company Hired
Flowers	1,668.00	*1,750.00*	*(82.00)*	
Mulch	-	*3,900.00*	*(3,900.00)*	Bi-Annual Mulch
Fall Clean Up	1,282.50	*1,200.00*	*82.50*	
Spring Clean Up	1,490.00	*900.00*	*590.00*	New Company Hired
Snow	4,147.50	*3,800.00*	*347.50*	
Salt	495.00	*495.00*	-	
Electricity	490.58	*531.84*	*(41.26)*	
Sprinkler Maintenance	1,069.28	*1,088.38*	*(19.10)*	
Insurance	2,862.00	*1,412.00*	*1,450.00*	Pre-Paid FY19 Insurance in FY18
Water	1,024.13	*2,652.18*	*(1,628.05)*	Credit in FY18 for overspend in FY17
Holiday Lighting	3,145.37	*1,845.00*	*1,300.37*	LED Lights in FY18, Labor only in FY19
General Tree Trimming	2,550.00	*2,500.00*	*50.00*	
Filing Fees & Misc	374.78	*1,840.10*	*(1,465.32)*	Estimated Legal Fees for Past Due

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Past Due as of May 2019 News Letter

Past Due	# of Households	Amount
1 year	4	1,907
2 years	2	1,247
3-5 years	0	-
6-9 years	3	9,316
≥ 10 years	2	9,993
TOTAL	**11**	**22,463**

Past Due as of 10/24/2019

Past Due	# of Households	Amount	
1 year	0	-	
2 years	1	520	
3-5 years	1	909	
6-9 years	3	7,648	One resident on payment schedule
≥ 10 years	2	10,035	
TOTAL	**7**	**19,111**	

Main Take Aways:

- Progress made on short term past dues
- Long term past dues still a problem -> Liens placed on these homes and legal action in process