

Forum West/Woodsmill Pointe - Section II

Budget for 2018

Budget Item	Year 2016 Budget	Year 2017 Budget	2018 Budget
Revenue			
Assessment	277,128	277,128	282,612
Laundry	150	-	-
Reserve Investment Interest	3,900	3,900	3,900
	\$ 281,178	\$ 281,028	\$ 286,512
Insurance:			
	\$ 51,600	\$ 52,050	\$ 50,000
Utilities:			
Electric	8,600	8,500	8,100
Water	21,500	18,000	18,000
Sewer	22,000	23,000	18,000
Gas	3,400	3,400	2,300
	\$ 55,500	\$ 52,900	\$ 46,400
Contract Services:			
Trash Removal	9,500	7,400	7,400
Snow Removal	5,000	4,000	4,000
Pest Control	3,000	3,000	2,000
H.O. Deck Reimbursements	5,500	4,000	6,500
Street Repairs/Infrastructure	5,000	5,000	5,000
Building Improvements	20,000	17,500	17,500
Building Repairs	10,000	10,000	10,000
Roof Repairs	22,000	17,500	17,500
Plumbing /Sewer Repair	3,000	3,000	4,000
Lawn Services	14,700	15,050	15,400
Landscape Services	10,000	25,000	36,000
	\$ 107,700	\$ 111,450	\$ 125,300
Professional Services:			
Manager	28,700	28,700	28,700
Benefits	3,800	4,400	4,646
Legal & Audit	3,000	3,000	3,000
	\$ 35,500	\$ 36,100	\$ 36,346
Maintenance:			
Labor & Materials	13,500	15,000	16,000
	\$ 13,500	\$ 15,000	\$ 16,000
General Accounts:			
Clubhouse Fee	20,200	20,200	20,200
Payroll Taxes	2,700	2,700	2,700
Office Expense	1,200	1,200	1,200
	\$ 24,100	\$ 24,100	\$ 24,100
Total Operating	\$ 287,900	\$ 291,600	\$ 298,146
Additions:			
Special Assessment	-	-	-
Carryover Previous Year	6,722	10,572	11,634
Reserve Funds	85,033	85,033	85,033
	\$ 91,755	\$ 95,605	\$ 96,667
Total Funds Available	\$ 372,933	\$ 376,633	\$ 383,179