

Forum West/Woodsmill Pointe - Section I

Budget - 2018

Budget Item	Year 2016 Budget	Year 2017 Budget	2018 Budget
Revenue			
Assessment	204,812	204,812	204,812
Laundry	600	450	425
Roof Replacement Fund	43,000	43,000	43,000
Reserve Interest	1,700	1,700	1,700
	\$ 250,112	\$ 249,962	\$ 249,937
Insurance:			
	\$ 43,678	\$ 44,528	\$ 43,100
Utilities:			
Electric	9,600	9,000	8,500
Water	18,600	18,800	20,000
Sewer	19,000	21,000	21,000
Gas	2,200	2,400	2,300
	\$ 49,400	\$ 51,200	\$ 51,800
Contract Services:			
Trash Removal	6,700	5,600	5,800
Snow Removal	7,000	5,000	5,000
Pest Control	2,500	2,200	2,200
H.O. Deck Reimbursements	4,500	5,600	5,500
Street Repairs/Infrastructure	3,500	5,000	4,000
Building Improvements	10,000	17,900	17,300
Roof Replacement Project	43,000	43,000	43,000
Roof Repairs	1,000	800	800
Plumbing / Sewer Maint.	3,000	3,400	3,400
Lawn Services	13,200	13,500	13,800
Landscape Services	4,000	5,174	4,500
	\$ 98,400	\$ 107,174	\$ 105,300
Professional Services:			
Manager	25,884	25,884	25,884
Benefits	2,200	2,600	4,170
Legal & Audit/CPA	2,500	2,500	2,500
	\$ 30,584	\$ 30,984	\$ 32,554
Maintenance:			
Labor & Materials	12,000	12,650	13,750
	\$ 12,000	\$ 12,650	\$ 13,750
General Accounts:			
Clubhouse Fee	18,168	18,168	18,168
Payroll Taxes	2,300	2,300	2,300
Office Expense	750	850	850
	\$ 21,218	\$ 21,318	\$ 21,318
Total Operating Expenses	\$ 255,280	\$ 267,854	\$ 267,822
Additions:			
Special Assessments	12,396	12,396	12,396
Carryover Previous Year	5,168	5,496	5,489
Reserve Funds	38,584	38,584	38,584
	\$ 56,148	\$ 56,476	\$ 56,469
Total Funds Available	\$ 306,260	\$ 306,438	\$ 306,406