

Forum West/Woodsmill Pointe - Section II

Budget for 2019

Budget Item	Year 2017 Budget	Year 2018 Budget	2019 Budget
Revenue			
Assessment	277,128	282,612	288,324
	-	-	-
Reserve Investment Interest	3,900	3,900	3,900
	\$ 281,028	\$ 286,512	\$ 292,224
Insurance:			
	\$ 52,050	\$ 50,000	\$ 49,000
Utilities:			
Electric	8,500	8,100	7,500
Water	18,000	18,000	19,000
Sewer	23,000	18,000	25,000
Gas	3,400	2,300	2,300
	\$ 52,900	\$ 46,400	\$ 53,800
Contract Services:			
Trash Removal	7,400	7,400	8,200
Snow Removal	4,000	4,000	4,000
Pest Control	3,000	2,000	3,000
H.O. Deck Reimbursements	4,000	6,500	8,500
Street Repairs/Infrastructure	5,000	5,000	4,000
Building Improvements	17,500	17,500	18,000
Building Repairs	10,000	10,000	12,500
Roof Repairs	17,500	17,500	20,250
Plumbing /Sewer Repair	3,000	4,000	5,000
Lawn Services	15,050	15,400	15,400
Landscape Services	25,000	36,000	25,000
	\$ 111,450	\$ 125,300	\$ 123,850
Professional Services:			
Manager	28,700	28,700	28,700
Benefits	4,400	4,646	4,940
Legal & Audit	3,000	3,000	3,000
	\$ 36,100	\$ 36,346	\$ 36,640
Maintenance:			
Labor & Materials	15,000	16,000	14,500
	\$ 15,000	\$ 16,000	\$ 14,500
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	\$ 291,600	\$ 298,146	\$ 301,890
Additions:			
Special Assessment	-	-	-
Carryover Previous Year	10,572	11,634	9,666
Reserve Funds	85,033	85,033	85,033
	\$ 95,605	\$ 96,667	\$ 94,699
Total Funds Available	\$ 376,633	\$ 383,179	\$ 386,923