

## Forum West/Woodsmill Pointe - Section I

### Budget - 2019

Budget Item	Year 2017 Budget	Year 2018 Budget	2019 Budget
<b>Revenue</b>			
Assessment	204,812	204,812	204,812
Laundry	450	425	200
Roof Replacement Fund	43,000	43,000	43,000
Reserve Interest	1,700	1,700	1,700
	<b>\$ 249,962</b>	<b>\$ 249,937</b>	<b>\$ 249,712</b>
<b>Insurance:</b>			
	<b>\$ 44,528</b>	<b>\$ 43,100</b>	<b>\$ 42,000</b>
<b>Utilities:</b>			
Electric	9,000	8,500	7,500
Water	18,800	20,000	22,000
Sewer	21,000	21,000	24,000
Gas	2,400	2,300	2,400
	<b>\$ 51,200</b>	<b>\$ 51,800</b>	<b>\$ 55,900</b>
<b>Contract Services:</b>			
Trash Removal	5,600	5,800	6,100
Snow Removal	5,000	5,000	5,000
Pest Control	2,200	2,200	2,200
H.O. Deck Reimbursements	5,600	5,500	9,600
Street Repairs/Infrastructure	5,000	4,000	4,000
Building Improvements	17,900	17,300	17,300
Roof Replacement Project	43,000	43,000	43,000
Roof Repairs	800	800	1,000
Plumbing / Sewer Maint.	3,400	3,400	4,000
Lawn Services	13,500	13,800	13,800
Landscape Services	5,174	4,500	4,000
	<b>\$ 107,174</b>	<b>\$ 105,300</b>	<b>\$ 110,000</b>
<b>Professional Services:</b>			
Manager	25,884	25,884	25,884
Benefits	2,600	4,170	4,433
Legal & Audit/CPA	2,500	2,500	3,000
	<b>\$ 30,984</b>	<b>\$ 32,554</b>	<b>\$ 33,317</b>
<b>Maintenance:</b>			
Labor & Materials	12,650	13,750	12,500
	<b>\$ 12,650</b>	<b>\$ 13,750</b>	<b>\$ 12,500</b>
<b>General Accounts:</b>			
Clubhouse Fee	18,168	18,168	18,168
Payroll Taxes	2,300	2,300	2,300
Office Expense	850	850	900
	<b>\$ 21,318</b>	<b>\$ 21,318</b>	<b>\$ 21,368</b>
<b>Total Operating Expenses</b>	<b>\$ 267,854</b>	<b>\$ 267,822</b>	<b>\$ 275,085</b>
<b>Additions:</b>			
Special Assessments	12,396	12,396	20,651
Carryover Previous Year	5,496	5,489	4,722
Reserve Funds	38,584	38,584	38,584
	<b>\$ 56,476</b>	<b>\$ 56,469</b>	<b>\$ 63,957</b>
<b>Total Funds Available</b>	<b>\$ 306,438</b>	<b>\$ 306,406</b>	<b>\$ 313,669</b>