

Forum West/Woodsmill Pointe - Section I

Budget - 2020

Budget Item	Year 2018 Budget	Year 2019 Budget	2020 Budget
Revenue			
Assessment	204,812	204,812	228,500
Laundry	425	200	50
Roof Replacement Fund	43,000	43,000	49,000
Reserve Interest	1,700	1,700	1,100
	\$ 249,937	\$ 249,712	\$ 278,650
Insurance:			
	\$ 43,100	\$ 42,000	\$ 50,000
Utilities:			
Electric	8,500	7,500	6,500
Water	20,000	22,000	21,000
Sewer	21,000	24,000	20,000
Gas	2,300	2,400	2,400
	\$ 51,800	\$ 55,900	\$ 49,900
Contract Services:			
Trash Removal	5,800	6,100	6,400
Snow Removal	5,000	5,000	6,000
Pest Control	2,200	2,200	2,000
H.O. Deck Reimbursements	5,500	9,600	6,500
Street Repairs/Infrastructure	4,000	4,000	4,000
Building Improvements	17,300	17,300	16,000
Roof Replacement Project	43,000	43,000	49,000
Roof Repairs	800	1,000	1,000
Plumbing / Sewer Maint.	3,400	4,000	3,000
Lawn Services	13,800	13,800	14,100
Landscape Services	4,500	4,000	6,500
	\$ 105,300	\$ 110,000	\$ 114,500
Professional Services:			
Manager	25,884	25,884	25,884
Benefits	4,170	4,433	4,875
Legal & Audit/CPA	2,500	3,000	2,500
	\$ 32,554	\$ 33,317	\$ 33,259
Maintenance:			
Labor & Materials	13,750	12,500	12,500
	\$ 13,750	\$ 12,500	\$ 12,500
General Accounts:			
Clubhouse Fee	18,168	18,168	18,168
Payroll Taxes	2,300	2,300	2,300
Office Expense	850	900	1,000
	\$ 21,318	\$ 21,368	\$ 21,468
Total Operating Expenses	\$ 267,822	\$ 275,085	\$ 281,627
Additions:			
Special Assessments	12,396	20,651	-
Carryover Previous Year	5,489	4,722	2,977
Reserve Funds	38,584	38,584	25,107
	\$ 56,469	\$ 63,957	\$ 28,084
Total Funds Available	\$ 306,406	\$ 313,669	\$ 306,734