

Forum West/Woodsmill Pointe - Section II

Budget for 2020

Budget Item	Year 2018 Budget	Year 2019 Budget	2020 Budget
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Funds Available:

Beginning Funds Balance	\$ 11,634	\$ 9,666	\$ 22,536
Assessment Revenue	282,612	288,324	330,396
Special Assessment Revenue	-	-	-
Reserve Investment Dividends	3,900	3,900	3,900
Total Funds Available	\$ 298,146	\$ 292,224	\$ 356,832

Expenditures:

Insurance	\$ 50,000	\$ 49,000	\$ 55,100
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Utilities

Electric	8,100	7,500	6,200
Water	18,000	19,000	20,500
Sewer	18,000	25,000	26,250
Gas	2,300	2,300	2,300
	\$ 46,400	\$ 53,800	\$ 55,250

Contract Services

Trash Removal	7,400	8,200	8,800
Snow Removal	4,000	4,000	6,000
Pest Control	2,000	3,000	2,750
H.O. Deck Reimbursements	6,500	8,500	10,000
Street Repairs/Infrastructure	5,000	4,000	4,000
Building Improvements	17,500	18,000	18,000
Building Repairs	10,000	12,500	10,500
Roof Repairs	17,500	20,250	65,000
Plumbing /Sewer Repair	4,000	5,000	5,000
Lawn Services	15,400	15,400	15,700
Landscape Services	36,000	25,000	21,100
	\$ 125,300	\$ 123,850	\$ 166,850

Professional Services

Manager	28,700	28,700	28,700
Benefits	4,646	4,940	5,432
Legal & Audit	3,000	3,000	3,000
	\$ 36,346	\$ 36,640	\$ 37,132

Maintenance

Labor & Materials	16,000	14,500	14,500
	\$ 16,000	\$ 14,500	\$ 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

Reserve Requirement

>10% aggregate monthly unit assessment	\$ -	\$ -	\$ 3,900
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Total Expenditures:	\$ 251,746	\$ 301,890	\$ 356,832
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Funds Available Less Expenditures:	\$ -	\$ -	\$ -
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