

Forum West/Woodsmill Pointe - Section I

Budget for 2021

Budget Item	Year 2019 Budget	Year 2020 Budget	Year 2021 Budget
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Funds Available:

Beginning Funds Balance	\$ 4,722	\$ 5,027	\$ 9,752
Assessment Revenue	247,812	277,500	282,900
Special Assessment Revenue	12,396	-	-
Reserve Investment Balance			25,414
Reserve Investment Dividends	1,700	1,100	1,050
Total Funds Available	\$ 261,908	\$ 283,627	\$ 319,116

Expenditures:

Insurance	\$ 42,000	\$ 50,000	\$ 54,000
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Utilities

Electric	7,500	6,500	5,500
Water	22,000	21,000	22,000
Sewer	24,000	20,000	23,000
Gas	2,400	2,400	2,400
	\$ 55,900	\$ 49,900	\$ 52,900

Contract Services

Trash Removal	6,100	6,400	7,400
Snow Removal	5,000	6,000	7,000
Pest Control	2,200	2,000	2,100
H.O. Deck Reimbursements	9,600	6,500	5,500
Street Repairs/Infrastructure	4,000	4,000	3,500
Building Improvements	17,300	16,000	16,000
Roof Replacement Project	43,000	49,000	36,000
Roof Repairs	1,000	1,000	500
Plumbing /Sewer Repair	4,000	3,000	3,000
Lawn Services	13,800	14,100	14,000
Landscape Services	4,000	6,500	22,500
	\$ 110,000	\$ 114,500	\$ 117,500

Professional Services

Manager	25,884	25,884	25,884
Benefits	4,433	4,875	4,700
Legal & Audit	3,000	2,500	2,500
	\$ 33,317	\$ 33,259	\$ 33,084

Maintenance

Labor & Materials	1,255	12,500	13,500
	\$ 14,500	\$ 14,500	\$ 13,500

General Accounts:

Clubhouse Fee	18,168	18,168	18,168
Payroll Taxes	2,300	2,300	2,300
Office Expense	900	1,000	1,200
	\$ 21,368	\$ 21,468	\$ 21,668

Reserve Requirement

Reserves in Excess		\$ 25,414
>10% aggregate monthly unit assessment	\$ -	\$ 1,050

Total Expenditures:	\$ 277,085	\$ 283,627	\$ 319,116
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Funds Available Less Expenditures:	\$ -	\$ -	\$ -
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Note: Reserves in Excess indicates balance remaining in reserve.