

Forum West/Woodsmill Pointe - Section II

Budget for 2021

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

Beginning Funds Balance	\$ 9,666	\$ 22,536	\$ 9,254
Assessment Revenue	288,324	330,396	330,396
Special Assessment Revenue	-	-	-
Reserve Investment Balance			97,261
Reserve Investment Dividends	3,900	3,900	3,700
Total Funds Available	\$ 292,224	\$ 356,832	\$ 440,611

Expenditures:

Insurance	\$ 49,000	\$ 55,100	\$ 61,000
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Utilities

Electric	7,500	6,200	5,500
Water	19,000	20,500	21,500
Sewer	25,000	26,250	26,000
Gas	2,300	2,300	2,200
	\$ 53,800	\$ 55,250	\$ 55,200

Contract Services

Trash Removal	8,200	8,800	9,100
Snow Removal	4,000	6,000	6,000
Pest Control	3,000	2,750	2,750
H.O. Deck Reimbursements	8,500	10,000	15,000
Street Repairs/Infrastructure	4,000	4,000	4,000
Building Improvements	18,000	18,000	25,000
Building Repairs	12,500	10,500	18,000
Roof Repairs	20,250	65,000	15,000
Plumbing /Sewer Repair	5,000	5,000	5,000
Lawn Services	15,400	15,700	16,000
Landscape Services	25,000	21,100	30,000
	\$ 123,850	\$ 166,850	\$ 145,850

Professional Services

Manager	28,700	28,700	28,700
Benefits	4,940	5,432	5,200
Legal & Audit	3,000	3,000	4,000
	\$ 36,640	\$ 37,132	\$ 37,900

Maintenance

Labor & Materials	14,500	14,500	15,000
	\$ 14,500	\$ 14,500	\$ 15,000

General Accounts:

Clubhouse Fee	20,200	20,200	20,200
Payroll Taxes	2,700	2,700	2,700
Office Expense	1,200	1,200	1,800
	\$ 24,100	\$ 24,100	\$ 24,700

Reserve Requirement

Reserves in Excess		\$ 97,261
>10% aggregate addition to reserve	\$ -	\$ 3,900

Total Expenditures:	\$ 301,890	\$ 356,832	\$ 440,611
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Funds Available Less Expenditures:	\$ -	\$ -	\$ -
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Note: Reserves in Excess indicates balance remaining in reserve.