

Forum West/Woodsmill Pointe - Section I

Budget for 2013

Budget Item	Year 2011 Budget	Year 2012 Budget	2013 Budget
Revenue			
Assessment	205,951	205,951	205,951
Laundry	800	800	800
Usage of Reserve Funds			
Interest	-	-	-
	\$ 206,751	\$ 206,751	\$ 200,751
Insurance:	\$ 39,000	\$ 34,000	\$ 38,000
Utilities:			
Electric	6,800	8,000	9,000
Water	15,000	18,000	20,000
Sewer	13,000	14,000	16,000
Gas	3,000	2,500	2,100
	\$ 37,800	\$ 42,500	\$ 47,100
Contract Services:			
Trash Removal	6,500	8,250	8,000
Snow Removal	3,500	7,090	5,000
Pest Control	3,600	3,600	2,500
H.O. Deck Reimbursements	2,500	2,500	2,500
Street Repairs/Misc.	81	-	-
Building Improvements	13,750	23,000	22,278
Roof Repairs	12,750	17,000	12,000
Plumbing	2,500	2,000	2,000
Lawn Services	14,000	12,250	12,250
Landscape Services	1,500	1,500	1,000
	\$ 60,681	\$ 77,190	\$ 67,528
Professional Services:			
Manager	24,840	24,840	25,884
Legal & Audit/CPA	2,000	2,000	3,000
	\$ 26,840	\$ 26,840	\$ 28,884
Maintenance:			
Labor & Materials	10,000	10,000	10,000
	\$ 10,000	\$ 10,000	\$ 10,000
General Accounts:			
Clubhouse Fee	14,100	14,100	14,100
Payroll Taxes	2,100	2,100	2,100
Office Expense	1,000	741	800
	\$ 17,200	\$ 16,941	\$ 17,000
Total Operating Expenses	\$ 191,521	\$ 207,471	\$ 208,512
Additions:			
Special Assessments	-	8,000	7,761
Carryover Previous Year	2,500	-	-
Reserve Funds	-	-	-
	\$ 2,500	\$ 8,000	
Total Funds Available	\$ 189,021	\$ 199,471	\$ 208,512