

Forum West/Woodsmill Pointe - Section I

Budget for 2015

Budget Item	Year 2013	Year 2014	2015
	Budget	Budget	Budget

<u>Revenue</u>			
Assessment	205,951	194,770	198,249
Laundry	800	800	630
Roof Replacement Fund		48,692	49,563
Reserve Interest	-	1,700	1,500
	\$ 200,751	\$ 245,962	\$ 249,942

<u>Insurance:</u>	\$ 38,000	\$ 41,000	\$ 43,000
<u>Utilities:</u>			
Electric	9,000	10,000	9,500
Water	20,000	20,000	18,500
Sewer	16,000	16,000	19,000
Gas	2,100	2,250	2,100
	\$ 47,100	\$ 48,250	\$ 49,100
<u>Contract Services:</u>			
Trash Removal	8,000	7,250	6,500
Snow Removal	5,000	5,000	7,500
Pest Control	2,500	2,500	2,500
H.O. Deck Reimbursements	2,500	2,500	2,500
Street Repairs/Infrastructure	-	-	-
Building Improvements	22,278	15,000	10,000
Roof Replacement Project		48,692	49,563
Roof Repairs	12,000	1,000	1,000
Plumbing / Sewer Maint.	2,000	2,500	2,000
Lawn Services	12,250	13,000	12,884
Landscape Services	1,000	2,000	4,000
	\$ 67,528	\$ 99,442	\$ 98,447
<u>Professional Services:</u>			
Manager	25,884	25,884	25,884
Benefits			2,200
Legal & Audit/CPA	3,000	2,500	2,500
	\$ 28,884	\$ 28,384	\$ 30,584
<u>Maintenance:</u>			
Labor & Materials	10,000	10,500	10,500
	\$ 10,000	\$ 10,500	\$ 10,500
<u>General Accounts:</u>			
Clubhouse Fee	14,100	18,168	18,168
Payroll Taxes	2,100	2,300	2,300
Office Expense	800	800	700
	\$ 17,000	\$ 21,268	\$ 21,168
<u>Total Operating Expenses</u>	\$ 208,512	\$ 248,844	\$ 252,799
<u>Additions:</u>			
Special Assessments	7,761	-	-
Carryover Previous Year	-	2,882	2,857
Reserve Funds	-	-	-
<u>Total Funds Available</u>	\$ 208,512	\$ 245,962	\$ 249,942