

Forum West/Woodsmill Pointe - Section I

Budget for 2016

Budget Item	Year 2014 Budget	Year 2015 Budget	2016 Budget
<u>Revenue</u>			
Assessment	194,770	198,249	204,812
Laundry	800	630	600
Roof Replacement Fund	48,692	49,563	43,000
Reserve Interest	1,700	1,500	1,700
	\$ 245,962	\$ 249,942	\$ 250,112
<u>Insurance:</u>	\$ 41,000	\$ 43,000	\$ 43,678
<u>Utilities:</u>			
Electric	10,000	9,500	9,600
Water	20,000	18,500	18,600
Sewer	16,000	19,000	19,000
Gas	2,250	2,100	2,200
	\$ 48,250	\$ 49,100	\$ 49,400
<u>Contract Services:</u>			
Trash Removal	7,250	6,500	6,700
Snow Removal	5,000	7,500	7,000
Pest Control	2,500	2,500	2,500
H.O. Deck Reimbursements	2,500	2,500	4,500
Street Repairs/Infrastructure	-	-	3,500
Building Improvements	15,000	10,000	10,000
Roof Replacement Project	48,692	49,563	43,000
Roof Repairs	1,000	1,000	1,000
Plumbing / Sewer Maint.	2,500	2,000	3,000
Lawn Services	13,000	12,884	13,200
Landscape Services	2,000	4,000	4,000
	\$ 99,442	\$ 98,447	\$ 98,400
<u>Professional Services:</u>			
Manager	25,884	25,884	25,884
Benefits		2,200	2,200
Legal & Audit/CPA	2,500	2,500	2,500
	\$ 28,384	\$ 30,584	\$ 30,584
<u>Maintenance:</u>			
Labor & Materials	10,500	10,500	12,000
	\$ 10,500	\$ 10,500	\$ 12,000
<u>General Accounts:</u>			
Clubhouse Fee	18,168	18,168	18,168
Payroll Taxes	2,300	2,300	2,300
Office Expense	800	700	750
	\$ 21,268	\$ 21,168	\$ 21,218
Total Operating Expenses	\$ 248,844	\$ 252,799	\$ 255,280
<u>Additions:</u>			
Special Assessments	-	-	12,396
Carryover Previous Year	2,882	2,857	5,168
Reserve Funds	38,463	38,584	38,584
	\$ 41,345	\$ 41,441	\$ 56,148
Total Funds Available	\$ 287,307	\$ 291,383	\$ 306,260