

Forum West/Woodsmill Pointe - Section I

Budget for 2017

Budget Item	Year 2015	Year 2016	2017
	Budget	Budget	Budget

<u>Revenue</u>			
Assessment	198,249	204,812	204,812
Laundry	630	600	450
Roof Replacement Fund	49,563	43,000	43,000
Reserve Interest	1,500	1,700	1,700
	\$ 249,942	\$ 250,112	\$ 249,962

<u>Insurance:</u>	\$ 43,000	\$ 43,678	\$ 44,528
<u>Utilities:</u>			
Electric	9,500	9,600	9,000
Water	18,500	18,600	18,800
Sewer	19,000	19,000	21,000
Gas	2,100	2,200	2,400
	\$ 49,100	\$ 49,400	\$ 51,200
<u>Contract Services:</u>			
Trash Removal	6,500	6,700	5,600
Snow Removal	7,500	7,000	5,000
Pest Control	2,500	2,500	2,200
H.O. Deck Reimbursements	2,500	4,500	5,600
Street Repairs/Infrastructure	-	3,500	5,000
Building Improvements	10,000	10,000	17,900
Roof Replacement Project	49,563	43,000	43,000
Roof Repairs	1,000	1,000	800
Plumbing / Sewer Maint.	2,000	3,000	3,400
Lawn Services	12,884	13,200	13,500
Landscape Services	4,000	4,000	5,174
	\$ 98,447	\$ 98,400	\$ 107,174
<u>Professional Services:</u>			
Manager	25,884	25,884	25,884
Benefits	2,200	2,200	2,600
Legal & Audit/CPA	2,500	2,500	2,500
	\$ 30,584	\$ 30,584	\$ 30,984
<u>Maintenance:</u>			
Labor & Materials	10,500	12,000	12,650
	\$ 10,500	\$ 12,000	\$ 12,650
<u>General Accounts:</u>			
Clubhouse Fee	18,168	18,168	18,168
Payroll Taxes	2,300	2,300	2,300
Office Expense	700	750	850
	\$ 21,168	\$ 21,218	\$ 21,318
Total Operating Expenses	\$ 252,799	\$ 255,280	\$ 267,854
<u>Additions:</u>			
Special Assessments	-	12,396	12,396
Carryover Previous Year	2,857	5,168	5,496
Reserve Funds	38,584	38,584	38,584
	\$ 41,441	\$ 56,148	\$ 56,476
Total Funds Available	\$ 291,383	\$ 306,260	\$ 306,438