

Forum West/Woodsmill Pointe - Section II

Budget for 2012

| Budget Item | Year 2010 Budget | Year 2011 Budget | 2012 Budget |
|--------------------------------------|---------------------|---------------------|-------------------|
| <u>Revenue</u> | | | |
| Assessment | 233,748 | 233,748 | 233,748 |
| Laundry | 800 | 800 | 800 |
| Usage of Reserve | 10,000 | - | - |
| | \$ 244,548 | \$ 234,548 | \$ 234,548 |
| <u>Insurance:</u> | \$ 42,000 | \$ 42,000 | \$ 37,800 |
| <u>Utilities:</u> | | | |
| Electric | 5,500 | 7,500 | 8,250 |
| Water | 14,000 | 19,000 | 23,000 |
| Sewer | 14,000 | 15,000 | 18,000 |
| Gas | 5,500 | 4,500 | 4,000 |
| | \$ 39,000 | \$ 46,000 | \$ 53,250 |
| <u>Contract Services:</u> | | | |
| Trash Removal | 9,000 | 8,000 | 8,500 |
| Snow Removal | 2,500 | 2,500 | 10,000 |
| Pest Control | 4,200 | 4,000 | 4,250 |
| H.O. Deck Reimbursements | 3,000 | 4,000 | 4,000 |
| Street Repairs | - | - | - |
| Building Improvements | 27,385 | 23,800 | 19,378 |
| Building Repairs | 20,000 | 5,948 | 10,000 |
| Roof Repairs | 1,500 | 5,000 | 10,000 |
| Plumbing | 2,500 | 2,500 | 2,500 |
| Lawn Services | 16,000 | 17,000 | 14,000 |
| Landscape Services | 6,000 | 4,500 | 6,000 |
| Loan Payment-52% | 19,500 | 19,500 | 8,120 |
| | \$ 111,585 | \$ 96,748 | \$ 96,748 |
| <u>Professional Services:</u> | | | |
| Manager | 27,163 | 28,000 | 28,700 |
| Legal & Audit | 2,500 | 2,500 | 2,500 |
| | \$ 29,663 | \$ 30,500 | \$ 31,200 |
| <u>Maintenance:</u> | | | |
| Labor & Materials | 12,500 | 12,500 | 11,500 |
| | \$ 12,500 | \$ 12,500 | \$ 11,500 |
| <u>General Accounts:</u> | | | |
| Clubhouse Fee | 15,900 | 15,900 | 15,900 |
| Payroll Taxes | 2,700 | 2,700 | 2,700 |
| Office Expense | 1,200 | 1,200 | 1,000 |
| | \$ 19,800 | \$ 19,800 | \$ 19,600 |
| Total Operating | \$ 254,548 | \$ 247,548 | \$ 250,098 |
| <u>Additions:</u> | | | |
| Special Assessment | | | |
| Carryover Previous Year '07 | 10,000 | 13,000 | 15,550 |
| Reserve Funds | - | - | - |
| | \$ 10,000 | \$ 13,000 | \$ 15,550 |
| Total Funds Available | \$ 254,548 | \$ 247,548 | \$ 250,098 |