

# Forum West/Woodsmill Pointe - Section II

## Budget for 2016

Budget Item	Year 2014 Budget	Year 2015 Budget	2016 Budget
<b><u>Revenue</u></b>			
Assessment	238,032	240,801	277,128
Laundry	150	200	150
Reserve Investment Interest	3,900	3,900	3,900
	<b>\$ 242,082</b>	<b>\$ 244,901</b>	<b>\$ 281,178</b>
<b><u>Insurance:</u></b>	<b>\$ 47,000</b>	<b>\$ 48,500</b>	<b>\$ 51,600</b>
<b><u>Utilities:</u></b>			
Electric	8,200	8,200	8,600
Water	18,000	19,000	21,500
Sewer	15,000	16,000	22,000
Gas	3,400	1,900	3,400
	<b>\$ 44,600</b>	<b>\$ 45,100</b>	<b>\$ 55,500</b>
<b><u>Contract Services:</u></b>			
Trash Removal	8,200	9,100	9,500
Snow Removal	5,000	7,500	5,000
Pest Control	3,000	3,300	3,000
H.O. Deck Reimbursements	6,000	4,500	5,500
Street Repairs/Infrastructure	-	14,000	5,000
Building Improvements	4,000	5,000	20,000
Building Repairs	6,000	5,000	10,000
Roof Repairs	30,000	16,000	22,000
Plumbing /Sewer Repair	4,000	2,000	3,000
Lawn Services	15,000	14,500	14,700
Landscape Services	9,982	8,301	10,000
	<b>\$ 91,182</b>	<b>\$ 89,201</b>	<b>\$ 107,700</b>
<b><u>Professional Services:</u></b>			
Manager	28,700	28,700	28,700
Benefits		3,800	3,800
Legal & Audit	3,500	3,000	3,000
	<b>\$ 32,200</b>	<b>\$ 35,500</b>	<b>\$ 35,500</b>
<b><u>Maintenance:</u></b>			
Labor & Materials	12,000	12,500	13,500
	<b>\$ 12,000</b>	<b>\$ 12,500</b>	<b>\$ 13,500</b>
<b><u>General Accounts:</u></b>			
Clubhouse Fee	20,200	20,200	20,200
Payroll Taxes	2,700	2,700	2,700
Office Expense	1,200	1,200	1,200
	<b>\$ 24,100</b>	<b>\$ 24,100</b>	<b>\$ 24,100</b>
<b>Total Operating</b>	<b>\$ 251,082</b>	<b>\$ 254,901</b>	<b>\$ 287,900</b>
<b><u>Additions:</u></b>			
Special Assessment			
Carryover Previous Year	9,000	10,000	6,722
Reserve Funds	84,732	85,033	85,033
	<b>\$ 93,732</b>	<b>\$ 95,033</b>	<b>\$ 91,755</b>
<b>Total Funds Available</b>	<b>\$ 335,814</b>	<b>\$ 339,934</b>	<b>\$ 372,933</b>