

Forum West/Woodsmill Pointe - Section I

Budget for 2022

Budget Item	Year 2020 Budget	Year 2021 Budget	Year 2022 Budget
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Funds Available:

Beginning Funds Balance	\$ 5,027	\$ 9,752	\$ 5,236
Assessment Revenue	277,500	282,900	297,096
Special Assessment Revenue	-	-	
Reserve Investment Balance		25,414	25,414
Reserve Investment Dividends	1,100	1,050	1,020
Total Funds Available	\$ 283,627	\$ 319,116	\$ 328,766

Expenditures:

Insurance	\$ 50,000	\$ 54,000	\$ 68,000	Change % 26%
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Utilities

Electric	6,500	5,500	5,500	0%
Water	21,000	22,000	23,500	7%
Sewer	20,000	23,000	25,500	11%
Gas	2,400	2,400	2,400	0%
	\$ 49,900	\$ 52,900	\$ 56,900	8%

Contract Services

Trash Removal	6,400	7,400	9,500	28%
Snow Removal	6,000	7,000	8,000	14%
Pest Control	2,000	2,100	2,500	19%
H.O. Deck Reimbursements	6,500	5,500	5,500	0%
Street Repairs/Infrastructure	4,000	3,500	3,500	0%
Building Improvements	16,000	16,000	18,000	13%
Roof Replacement Project	49,000	36,000	32,000	-9%
Roof Repairs	1,000	500	500	0%
Plumbing /Sewer Repair	3,000	3,000	2,000	7%
Lawn Services	14,100	14,000	14,100	0%
Landscape Services	6,500	22,500	12,500	-56%
	\$ 114,500	\$ 117,500	\$ 108,100	-9%

Professional Services

Manager	25,884	25,884	25,884	0%
Benefits	4,875	4,700	5,230	11%
Legal & Audit	2,500	2,500	3,000	20%
	\$ 33,259	\$ 33,084	\$ 34,114	3%

Maintenance

Labor & Materials	12,500	13,500	13,500	0%
	\$ 14,500	\$ 13,500	\$ 13,500	0%

General Accounts:

Clubhouse Fee	18,168	18,168	18,168	0%
Payroll Taxes	2,300	2,300	2,300	0%
Office Expense	1,000	1,200	1,250	4%
	\$ 21,468	\$ 21,668	\$ 21,718	0%

Reserve Requirement

Reserves in Excess		\$ 25,414	\$ 25,414
>10% aggregate monthly unit assessment	\$ -	\$ 1,050	\$ 1,020

Total Expenditures: **\$ 283,627 \$ 319,116 \$ 328,766**

Funds Available Less Expenditures: **\$ - \$ - \$ -**

Note: Reserves in Excess indicates balance remaining in reserve.