

# Forum West/Woodsmill Pointe - Section II

## Budget for 2022

Budget Item	Year 2020 Budget	Year 2021 Budget	Year 2022 Budget
-------------	---------------------	---------------------	---------------------

**Funds Available:**

Beginning Funds Balance	\$ 22,536	\$ 9,254	\$ 1,256
Assessment Revenue	330,396	330,396	371,844
Special Assessment Revenue	-	-	
Reserve Investment Balance		97,261	97,261
Reserve Investment Dividends	3,900	3,700	3,700
<b>Total Funds Available</b>	<b>\$ 356,832</b>	<b>\$ 440,611</b>	<b>\$ 474,061</b>

**Expenditures:**

<b>Insurance</b>	<b>\$ 55,100</b>	<b>\$ 61,000</b>	<b>\$ 77,000</b>	<b>Change %</b> 26%
------------------	------------------	------------------	------------------	------------------------

**Utilities**

Electric	6,200	5,500	6,100	11%
Water	20,500	21,500	28,000	30%
Sewer	26,250	26,000	29,500	13%
Gas	2,300	2,200	2,300	5%
	<b>\$ 55,250</b>	<b>\$ 55,200</b>	<b>\$ 65,900</b>	19%

**Contract Services**

Trash Removal	8,800	9,100	12,200	34%
Snow Removal	6,000	6,000	7,000	17%
Pest Control	2,750	2,750	2,750	0%
H.O. Deck Reimbursements	10,000	15,000	15,650	4%
Street Repairs/Infrastructure	4,000	4,000	6,000	50%
Building Improvements	18,000	25,000	25,000	0%
Building Repairs	10,500	18,000	15,000	-17%
Roof Repairs	65,000	15,000	25,000	67%
Plumbing /Sewer Repair	5,000	5,000	5,000	0%
Lawn Services	15,700	16,000	16,000	0%
Landscape Services	21,100	30,000	20,000	-33%
	<b>\$ 166,850</b>	<b>\$ 145,850</b>	<b>\$ 149,600</b>	3%

**Professional Services**

Manager	28,700	28,700	30,400	6%
Benefits	5,432	5,200	5,800	12%
Legal & Audit	3,000	4,000	4,000	0%
	<b>\$ 37,132</b>	<b>\$ 37,900</b>	<b>\$ 40,200</b>	6%

**Maintenance**

Labor & Materials	14,500	15,000	15,500	3%
	<b>\$ 14,500</b>	<b>\$ 15,000</b>	<b>\$ 15,500</b>	3%

**General Accounts:**

Clubhouse Fee	20,200	20,200	20,200	0%
Payroll Taxes	2,700	2,700	2,900	7%
Office Expense	1,200	1,800	1,800	0%
	<b>\$ 24,100</b>	<b>\$ 24,700</b>	<b>\$ 24,900</b>	1%

**Reserve Requirement**

<b>**Reserves in Excess**</b>		<b>\$ 97,261</b>	<b>\$ 97,261</b>
>10% aggregate addition to reserve	<b>\$ 3,900</b>	<b>\$ 3,700</b>	<b>\$ 3,700</b>

**Total Expenditures:** **\$ 356,832    \$ 440,611    \$ 474,061**

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

**Note: Reserves in Excess indicates balance remaining in reserve.**