

Forum West/Woodsmill Pointe - Section I

Budget for 2023

Budget Item	Year 2021 Budget	Year 2022 Budget	Year 2023 Budget
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Funds Available:

Beginning Funds Balance	\$ 9,752	\$ 5,236	\$ 15,500
Assessment Revenue	282,900	297,096	334,070
Special Assessment Revenue	-		-
Reserve Investment Balance	25,414	25,414	20,018
Reserve Investment Dividends	1,050	1,020	1,034
Total Funds Available	\$ 319,116	\$ 328,766	370,622

Expenditures:

Insurance	\$ 54,000	\$ 68,000	\$ 90,000
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Utilities

Electric	5,500	5,500	5,500
Water	22,000	23,500	24,000
Sewer	23,000	25,500	27,000
Gas	2,400	2,400	2,500
	\$ 52,900	\$ 56,900	\$ 59,000

Contract Services

Trash Removal	7,400	9,500	10,200
Snow Removal	7,000	8,000	8,000
Pest Control	2,100	2,500	6,300
H.O. Deck Reimbursements	5,500	5,500	7,000
Street Repairs/Infrastructure	3,500	3,500	2,500
Building Improvements	16,000	18,000	14,000
Roof Replacement Project	36,000	32,000	43,000
Roof Repairs	500	500	2,500
Plumbing /Sewer Repair	3,000	2,000	3,000
Lawn Services	14,000	14,100	23,000
Landscape Services	22,500	12,500	7,000
	\$ 117,500	\$ 108,100	126,500

Professional Services

Manager	25,884	25,884	27,500
Benefits	4,700	5,230	6,652
Legal & Audit	2,500	3,000	3,000
	\$ 33,084	\$ 34,114	\$ 37,152

Maintenance

Labor & Materials	13,500	13,500	15,000
	\$ 13,500	\$ 13,500	\$ 15,000

General Accounts:

Clubhouse Fee	18,168	18,168	18,168
Payroll Taxes	2,300	2,300	2,450
Office Expense	1,200	1,250	1,300
	\$ 21,668	\$ 21,718	\$ 21,918

Reserve Requirement

Reserves in Excess	\$ 25,414	\$ 25,414	\$ 20,018
>10% aggregate monthly unit assessment	\$ 1,050	\$ 1,020	\$ 1,034

Total Expenditures:

\$ 319,116	\$ 328,766	370622
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Funds Available Less Expenditures:

\$ -	\$ -	0
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