

Forum West/Woodsmill Pointe - Section II

Budget 2023

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

Beginning Funds Balance	\$ 9,254	\$ 1,256	\$ 433
Assessment Revenue	330,396	371,844	417,070
Special Assessment Revenue	-	-	-
Reserve Investment Balance	97,261	97,261	87,686
Reserve Investment Dividends	3,700	3,700	3,775
Total Funds Available	\$ 440,611	\$ 474,061	\$ 508,964

Expenditures:

Insurance	\$ 61,000	\$ 77,000	\$ 102,371
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Utilities

Electric	5,500	6,100	6,100
Water	21,500	28,000	33,300
Sewer	26,000	29,500	37,900
Gas	2,200	2,300	2,300
	\$ 55,200	\$ 65,900	\$ 79,600

Contract Services

Trash Removal	9,100	12,200	13,700
Snow Removal	6,000	7,000	7,000
Pest Control	2,750	2,750	7,000
H.O. Deck Reimbursements	15,000	15,650	10,000
Street Repairs/Infrastructure	4,000	6,000	11,300
Building Improvements	25,000	25,000	15,000
Building Repairs	18,000	15,000	10,000
Roof Replacement	-	-	40,000
Roof Repairs	15,000	25,000	1,000
Plumbing /Sewer Repair	5,000	5,000	5,000
Lawn Services	16,000	16,000	25,536
Landscape Services	30,000	20,000	5,000
	\$ 145,850	\$ 149,600	\$ 150,536

Professional Services

Manager	28,700	30,400	32,800
Benefits	5,200	5,800	6,964
Legal & Audit	4,000	4,000	3,500
	\$ 37,900	\$ 40,200	\$ 43,264

Maintenance

Labor & Materials	15,000	15,500	16,600
	\$ 15,000	\$ 15,500	\$ 16,600

General Accounts:

Clubhouse Fee	20,200	20,200	20,200
Payroll Taxes	2,700	2,900	3,132
Office Expense	1,800	1,800	1,800
	\$ 24,700	\$ 24,900	\$ 25,132

Reserve Requirement

Reserves in Excess	\$ 97,261	\$ 97,261	\$ 87,686
>10% aggregate addition to reserve	\$ 3,700	\$ 3,700	\$ 3,775

Total Expenditures:	\$ 440,611	\$ 474,061	\$ 508,964
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Funds Available Less Expenditures:	\$ -	\$ -	\$ -
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Note: Reserves in Excess indicates balance remaining in reserve.