

Forum West/Woodsmill Pointe - Section I

Budget for 2025

Budget Item	Year 2023 Budget	Year 2024 Budget	Year 2025 Budget
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Funds Available:

Beginning Funds Balance	\$ 15,500	\$ 1,048	\$ 16,080	
Assessment Revenue	334,070	412,788	412,788	
Special Assessment Revenue	-			
Reserve Investment Balance	20,018	20,332	21,223	
Reserve Investment Dividends	1,034	1,029	1,008	
Total Funds Available	370,622	435,197	451,099	

Expenditures:

				% Increase
Insurance	\$ 90,000	\$ 145,000	\$ 145,000	
Utilities				
Electric	5,500	5,600	5,600	
Water	24,000	28,000	40,000	43%
Sewer	27,000	30,000	30,000	
Gas	2,500	2,700	3,400	27%
	\$ 59,000	\$ 66,300	\$ 79,000	

Contract Services

Trash Removal	10,200	10,100	11,100	10%
Snow Removal	8,000	7,000	9,000	29%
Pest Control	6,300	1,600	1,400	
H.O. Deck Reimbursements	7,000	9,000	6,000	-33%
Street Repairs/Infrastructure	2,500	3,500	3,500	
Building Improvements	14,000	14,000	20,000	43%
Roof Replacement Project	43,000	40,000	20,000	-50%
Roof Repairs	2,500	5,500	10,000	82%
Plumbing /Sewer Repair	3,000	5,000	5,000	
Lawn Services	23,000	23,000	23,000	
Landscape Services	7,000	7,000	14,000	100%
	126,500	125,700	123,000	

Professional Services

Manager	27,500	27,500	28,600	4%
Benefits	6,652	6,652	6,700	0.70%
Misc. expense			3,000	
Legal & Audit	3,000	3,500	3,500	
	\$ 37,152	\$ 37,652	\$ 41,800	

Maintenance

Labor & Materials	15,000	17,000	17,500	3%
	\$ 15,000	\$ 17,000	\$ 17,500	

General Accounts:

Clubhouse Fee	18,168	18,168	18,168	
Payroll Taxes	2,450	2,250	2,400	6.50%
Office Expense	1,300	1,766	2,000	13%
	\$ 21,918	\$ 22,184	\$ 22,568	

Reserve Requirement

Reserves in Excess	\$ 20,018	\$ 20,332	\$ 21,223	
>10% aggregate monthly unit assessment	\$ 1,034	\$ 1,029	\$ 1,008	

Total Expenditures:

	370622	435197	451099	
Funds Available Less Expenditures:	0	0	0	

Note: Reserves in Excess indicates balance remaining in reserve.