

# Forum West/Woodsmill Pointe - Section II

## Budget 2025

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

Beginning Funds Balance	\$ 433	\$ 3,816	\$ 5,000
Assessment Revenue	417,070	599,508	504,792
Special Assessment Revenue	-	-	-
Reserve Investment Balance	87,686	90,091	33,368
Reserve Investment Dividends	3,775	3,748	1,493
<b>Total Funds Available</b>	<b>\$ 508,964</b>	<b>\$ 697,163</b>	<b>\$ 544,653</b>

### Expenditures:

				% Increase
<b>Insurance</b>	<b>\$ 102,371</b>	<b>\$ 297,000</b>	<b>\$ 197,000</b>	<b>-51%</b>

### Utilities

Electric	6,100	6,000	6,000	-
Water	33,300	36,000	31,000	-14%
Sewer	37,900	50,000	37,000	-26%
Gas	2,300	2,500	3,100	24%
	<b>\$ 79,600</b>	<b>\$ 94,500</b>	<b>\$ 77,100</b>	<b>\$ (0)</b>

### Contract Services

Trash Removal	13,700	15,000	16,500	11%
Snow Removal	7,000	8,000	6,000	-25%
Pest Control	7,000	2,500	1,500	-40%
H.O. Deck Reimbursements	10,000	14,000	16,910	21%
Street Repairs/Infrastructure	11,300	5,000	5,000	-
Building Improvements	15,000	16,000	13,000	-11%
Building Repairs	10,000	10,000	8,000	-20%
Roof Replacement	40,000	-	40,000	-
Roof Repairs	1,000	6,900	6,900	-
Plumbing /Sewer Repair	5,000	10,000	5,000	-50%
Lawn Services	25,536	26,000	26,000	-
Landscape Services	5,000	10,400	6,168	-41%
	<b>\$ 150,536</b>	<b>\$ 123,800</b>	<b>\$ 150,978</b>	

### Professional Services

Manager	32,800	34,200	35,225	3%
Benefits	6,964	6,925	7,789	12%
Legal & Audit	3,500	4,000	4,000	-
	<b>\$ 43,264</b>	<b>\$ 45,125</b>	<b>\$ 47,014</b>	

### Maintenance

Labor & Materials	16,600	18,000	18,000	
	<b>\$ 16,600</b>	<b>\$ 18,000</b>	<b>\$ 18,000</b>	<b>\$ -</b>

### General Accounts:

Clubhouse Fee	20,200	20,200	15,000	-26%
Payroll Taxes	3,132	2,700	2,700	-
Office Expense	1,800	2,000	2,000	-
	<b>\$ 25,132</b>	<b>\$ 24,900</b>	<b>\$ 19,700</b>	

### Reserve Requirement

<b>**Reserves in Excess**</b>	<b>\$ 87,686</b>	<b>\$ 90,090</b>	<b>\$ 33,368</b>	
>10% aggregate addition to reserve	<b>\$ 3,775</b>	<b>\$ 3,748</b>	<b>\$ 1,493</b>	

### Total Expenditures:

	<b>\$ 508,964</b>	<b>\$ 697,163</b>	<b>\$ 544,653</b>	
<b>Funds Available Less Expenditures:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Reserves in Excess indicates balance remaining in reserve.