

2021 Forester Square Budget

| | | 2021 Budget | | | |
|----------------------------------|---|-------------------|-------------------|-------------------|-------------------|
| | | Attached Only | Common Expenses | | Proposed Total |
| | | | Attached (66.44%) | Detached (33.57%) | |
| Revenues | | | | | |
| | 60000.00 - Assessments | 367,594 | 180,792 | 91,310 | 639,696 |
| | Total Revenue | 367,594 | 180,792 | 91,310 | 639,696 |
| Operating Expenses | | | | | |
| Administrative | | | | | |
| | 70000.00 - Management Fees | C | - | 21,437 | 10,828 |
| | 70100.00 - Legal - Collections | C | - | 5,315 | 2,685 |
| | 70200.00 - Legal - Association | C | - | 4,651 | 2,349 |
| | 70300.00 - Auditing | C | - | 2,139 | 1,081 |
| | 71000.00 - Printing and Mailing | C | - | 1,329 | 671 |
| | 71300.00 - Web Page | C | - | 266 | 134 |
| | 71301.00 - Bad Debt | C | - | 997 | 503 |
| | 71900.00 - Miscellaneous Administration | C | - | 1,329 | 671 |
| | 71910.00 - Social Committee/Activity | C | - | 1,329 | 671 |
| | TOTAL Administrative | | - | 38,792 | 19,593 |
| Utilities | | | | | |
| | 72000.00 - Water & Sewer | A | 94,300 | - | - |
| | 72200.00 - Heating Fuel | C | - | 1,661 | 839 |
| | 72300.00 - Electricity | 15% Att; 85% Det | 3,900 | 14,684 | 7,416 |
| | 72400.00 - Rubbish | C | - | 66 | 34 |
| | 72500.00 - Extermination | C | - | 498 | 252 |
| | TOTAL Utilities | | 98,200 | 16,909 | 8,541 |
| Grounds | | | | | |
| | 73000.00 - Lawn Service | 62% Att; 38% Comm | 16,728 | 6,812 | 3,441 |
| | 73100.00 - Grounds | 20% Att; 80% Comm | 1,400 | 3,721 | 1,879 |
| | 73200.00 - Tree and Shrub Maintenance | 62% Att; 38% Comm | 3,720 | 1,515 | 765 |
| | 73300.00 - Lawn Fertilization | 62% Att; 38% Comm | 2,248 | 915 | 462 |
| | 73400.00 - Tree and Shrub Fertilization | 62% Att; 38% Comm | 310 | 126 | 64 |
| | 73500.00 - Irrigation | C | - | 13,753 | 6,947 |
| | 73600.00 - Pond Maintenance | C | - | 1,329 | 671 |
| | 73605.00 - Pond Fountain | C | - | 498 | 252 |
| | 73700.00 - Snow Removal | 25% Att; 75% Comm | 11,765 | 23,451 | 11,844 |
| | Parking Lots | | - | 46,509 | 23,491 |
| | TOTAL Grounds | | 36,170 | 98,629 | 49,816 |
| Maintenance & Repairs | | | | | |
| | 75000.00 - Plumbing | A | 3,000 | - | - |
| | 75100.00 - Electrical | A | 5,000 | - | - |
| | 75150.00 - Fire Suppression | A | 15,000 | - | - |
| | 75151.00 - Fire Suppression - Phone | A | 4,500 | - | - |
| | 75152.00 - Fire Suppression Monitor | A | 5,000 | - | - |
| | 75153.00 - Fire Suppression Testing | A | 6,500 | - | - |
| | 75200.00 - Building Repairs - Interior | A | 7,000 | - | - |
| | 75205.00 - Janitorial Services | A | 500 | - | - |
| | 75300.00 - Building Repairs - Exterior | A | 5,500 | - | - |
| | 75400.00 - Roof | A | 3,000 | - | - |
| | 75610.00 - Brick/Masonry | A | 2,000 | - | - |
| | 75700.00 - Gutters | A | 2,000 | - | - |
| | 75820.00 - Entry Door | A | 3,000 | - | - |
| | 76000.00 - Garage | A | 800 | - | - |
| | 77000.00 - Asphalt | A | 500 | - | - |
| | 77500.00 - Cement | A | 2,000 | - | - |
| | 77720.00 - Insurance Repairs | A | 5,000 | - | - |
| | TOTAL Maintenance & Repairs | | 70,300 | - | - |

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|---|-----------------|------------------|----------------|----------------|------------------|
| Insurance & Taxes | | | | | |
| 79000.00 - Insurance | 98% Att; 2% Com | 61,740 | 837 | 423 | 63,000 |
| 79200.00 - Workers Compensation | C | - | 399 | 201 | 600 |
| 79700.00 - Property Taxes | C | - | 930 | 470 | 1,400 |
| TOTAL Insurance & Taxes | | 61,740 | 2,166 | 1,094 | 65,000 |
| Clubhouse | | | | | |
| 83000.00 - Clubhouse - Pool Maintenance ai | C | - | 11,295 | 5,705 | 17,000 |
| 84000.00 - Clubhouse - Maintenance | C | - | 4,983 | 2,517 | 7,500 |
| 84040.00 - Clubhouse Improvements | C | - | 1,329 | 671 | 2,000 |
| 84600.00 - Clubhouse - Supplies | C | - | 664 | 336 | 1,000 |
| TOTAL Clubhouse | | - | 18,271 | 9,229 | 27,500 |
| Total Operating Expense | | 266,410 | 174,768 | 88,272 | 529,450 |
| Earnings Before Reserve Adjustments | | 101,183 | 6,024 | 3,038 | 110,246 |
| Reserve Funding | | | | | |
| 89000.00 - Deposits to Reserve | | 81,183 | 26,024 | 3,038 | 110,246 |
| 89100.00 - Deposits to Reserves - Interest | | - | - | - | - |
| TOTAL Reserve Funding | | 81,183 | 26,024 | 3,038 | 110,246 |
| Percent of Assessments to Reserve | | 22.1% | 14.4% | 3.3% | 17.2% |
| Earnings After Reserve Contributions | | | | | |
| Reserve Fund Income | | | | | |
| 90000.00 - Transfers From Reserves | | (167,500) | (4,983) | (2,517) | (175,000) |
| 90100.00 - Interest Income - Reserves | | - | - | - | - |
| TOTAL Reserve Fund Income | | (167,500) | (4,983) | (2,517) | (175,000) |
| Reserve Expenses | | | | | |
| 93100.00 - Grounds | A/C | 7,500 | 4,983 | 2,517 | 15,000 |
| 97500.00 - Cement | A | 160,000 | - | - | 160,000 |
| TOTAL Reserve Expenses | | 167,500 | 4,983 | 2,517 | 175,000 |