

2022 Forester Square Budget

		2022 Budget				
Common or Attached	Attached Only	Common Expenses		Proposed Total		
		Attached (66.44%)	Detached (33.56%)			
Revenues						
	60000.00 - Assessments	475,450	182,612	92,832	750,894	
	Total Revenue	475,450	182,612	92,832	750,894	
Operating Expenses						
Administrative						
	70000.00 - Management Fees	C	-	21,437	10,828	32,265
	70100.00 - Legal - Collections	C	-	5,315	2,685	8,000
	70200.00 - Legal - Association	C	-	4,651	2,349	7,000
	70300.00 - Auditing	C	-	2,292	1,158	3,450
	71000.00 - Printing and Mailing	C	-	2,790	1,410	4,200
	71300.00 - Web Page	C	-	239	121	360
	71301.00 - Bad Debt	C	-	997	503	1,500
	71900.00 - Miscellaneous Administration	C	-	1,442	728	2,170
	71910.00 - Social Committee/Activity	C	-	1,993	1,007	3,000
	TOTAL Administrative		-	41,157	20,788	61,945
Utilities						
	72000.00 - Water & Sewer	A	100,000	-	-	100,000
	72200.00 - Heating Fuel	C	-	1,661	839	2,500
	72205.00 - Sprinkler Water	C	-	5,980	3,020	9,000
	72300.00 - Electricity	15% Att; 85% Det	3,900	14,684	7,416	26,000
	72400.00 - Rubbish	C	-	66	34	100
	72500.00 - Extermination	C	-	498	252	750
	TOTAL Utilities		103,900	22,889	11,561	138,350
Grounds						
	73000.00 - Lawn Service	62% Att; 38% Comm	16,728	6,812	3,441	26,980
	73100.00 - Grounds	20% Att; 80% Comm	6,100	16,211	8,189	30,500
	73200.00 - Tree and Shrub Maintenance	62% Att; 38% Comm	3,720	1,515	765	6,000
	73300.00 - Lawn Fertilization	62% Att; 38% Comm	2,248	915	462	3,625
	73400.00 - Tree and Shrub Fertilization	62% Att; 38% Comm	310	126	64	500
	73500.00 - Irrigation	C	-	3,986	2,014	6,000
	73600.00 - Pond Maintenance	C	-	1,329	671	2,000
	73605.00 - Pond Fountain	C	-	498	252	750
	73700.00 - Snow Removal	25% Att; 75% Comm	11,765	23,451	11,844	47,060
	73106 - Parking Lot			9,966	5,034	15,000
	TOTAL Grounds		40,870	64,810	32,735	138,415
Maintenance & Repairs						
	75000.00 - Plumbing	A	8,000	-	-	8,000
	75100.00 - Electrical	A	7,000	-	-	7,000
	75150.00 - Fire Suppression	A	19,000	-	-	19,000
	75151.00 - Fire Suppression - Phone	A	5,000	-	-	5,000
	75152.00 - Fire Suppression Monitor	A	20,000	-	-	20,000
	75153.00 - Fire Suppression Testing	A	6,500	-	-	6,500
	75200.00 - Building Repairs - Interior	A	13,000	-	-	13,000
	75205.00 - Janitorial Services	A	3,000	-	-	3,000
	75300.00 - Building Repairs - Exterior	A	5,500	-	-	5,500
	75400.00 - Roof	A	30,000	-	-	30,000
	75610.00 - Brick/Masonry	A	2,000	-	-	2,000
	75700.00 - Gutters	A	2,000	-	-	2,000
	75820.00 - Entry Door	A	3,000	-	-	3,000
	76000.00 - Garage	A	1,600	-	-	1,600
	77000.00 - Asphalt	A	500	-	-	500
	77500.00 - Cement	A	2,000	-	-	2,000
	77720.00 - Insurance Repairs	A	7,500	-	-	7,500
	TOTAL Maintenance & Repairs		135,600	-	-	135,600

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		Attached (66.44%)	Detached (33.56%)		
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 a	C	-	13,288	6,712	20,000
84000.00 - Clubhouse - Maintenance	C	-	6,644	3,356	10,000
84040.00 - Clubhouse Improvements	C	-	4,983	2,517	7,500
84600.00 - Clubhouse - Supplies	C	-	1,329	671	2,000
TOTAL Clubhouse		-	26,244	13,256	39,500
Total Operating Expense					
		342,110	157,265	79,435	578,810
Earnings Before Reserve Adjustments					
		133,340	25,347	13,397	172,084
Reserve Funding					
89000.00 - Deposits to Reserve		133,340	25,347	13,397	172,084
89100.00 - Deposits to Reserves - Interest		-	-	-	-
TOTAL Reserve Funding		133,340	25,347	13,397	172,084
Percent of Assessments to Reserve		28.0%	13.9%	14.4%	22.9%
Earnings After Reserve Contributions					
Reserve Fund Income					
90000.00 - Transfers From Reserves		(35,500)	(23,254)	(11,746)	(70,500)
90100.00 - Interest Income - Reserves		-	-	-	-
TOTAL Reserve Fund Income		(35,500)	(23,254)	(11,746)	(70,500)
Reserve Expenses					
93100.00 - Grounds	A/C	-	-	-	-
93150.00 - Entrance Grounds/Lighting	C	-	-	-	-
94000.00 - Clubhouse Maintenance	C	-	-	-	-
95210.00 - Building Interior - Painting	A	-	-	-	-
95300.00 - Building Repairs - Exterior	A	14,000	-	-	14,000
95310.00 - Miscellaneous Maintenance	C	-	-	-	-
95400.00 - Roof - Hotwires	A	21,500	-	-	21,500
95415.00 - Porches	A	-	-	-	-
95500.00 - Painting	A	-	-	-	-
95610.00 - Brick/Masonry	C	-	23,254	11,746	35,000
95705.00 - Gutter Cleaning	A	-	-	-	-
95820.00 - Entry Door	C	-	-	-	-
97500.00 - Cement	A	-	-	-	-
TOTAL Reserve Expenses		35,500	23,254	11,746	70,500