

**INWOOD FOREST C.I.A.  
2017 ANNUAL OPERATING BUDGET**

<b>Account #</b>		<b>2016 BUDGET</b>	<b>2017 BUDGET</b>	<b>% of Total</b>	<b>Cost per Lot</b>	<b>Note</b>
	<b>INCOME</b>					
4000	<b>RESIDENTIAL ASSESSMENTS (\$48 per lot x 1,146 lots)</b>	55,056	55,008			<b>A</b>
4012	<b>COMMUNITY SERVICE FEE (\$262 per lot in 2017)</b>	294,779	300,252			<b>B</b>
4200	INTEREST - BANK	0	0			
4300	LATE FEES	7,000	10,000			
	<b>TOTAL INCOME</b>	<b>356,835</b>	<b>365,260</b>			
	<b>MAINTENANCE &amp; REPAIRS</b>					
6200	POOL REPAIRS	2,000	3,000	0.83%	\$2.62	
6213	MOWING HCFCO	2,500	2,000	0.55%	\$1.74	
6215	GROUND MAINTENANCE OTHER	10,000	15,000	4.14%	\$13.08	
6216	MOWING - CUL-DE-SAC ISLANDS	7,360	7,360	2.03%	\$6.42	
6240	MOSQUITO CONTROL	3,300	3,300	0.91%	\$2.88	
6242	ESPLANADES - IRRIGATION INSPECT & REPAIRS	10,000	6,000	1.66%	\$5.23	
6246	ESPLANADES - W. GULF BANK	3,600	3,600	0.99%	\$3.14	
6247	CURB AREAS - CITY OF HOUSTON PROPERTY	5,005	5,005	1.38%	\$4.36	
	<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>43,765</b>	<b>45,265</b>	<b>12.50%</b>		
	<b>CONTRACT SERVICES</b>					
6400	MOWING - PARK & ESPLANADES	36,552	37,649	10.39%	\$32.82	
6410	MANAGEMENT CONTRACT	37,152	37,152	10.26%	\$32.39	
6430	POOL MAINTENANCE CONTRACT	28,000	28,000	7.73%	\$24.41	
6440	<b>PATROL SERVICE</b>	<b>66,000</b>	<b>67,000</b>	<b>18.50%</b>	<b>\$58.41</b>	<b>C</b>
	<b>TOTAL CONTRACT SERVICES</b>	<b>167,704</b>	<b>169,801</b>	<b>46.87%</b>		
	<b>UTILITIES</b>					
6500	ELECTRICITY	4,900	4,200	1.16%	\$3.66	
6520	WATER/SEWER/TRASH - COH	2,600	2,900	0.80%	\$2.53	
6530	DRAINAGE FEE - COH	450	450	0.12%	\$0.39	
	<b>TOTAL UTILITIES</b>	<b>7,950</b>	<b>7,550</b>	<b>2.08%</b>		
	<b>ADMINISTRATIVE EXPENSES</b>					
6600	TELEPHONE	936	936	0.26%	\$0.82	
6605	IF MESSAGE CENTER SERVICE	360	360	0.10%	\$0.31	
6610	POSTAGE	6,000	6,000	1.66%	\$5.23	
6620	COPIES / OFFICE SUPPLIES	5,000	5,000	1.38%	\$4.36	
6626	STORAGE RENTAL	860	860	0.24%	\$0.75	
6630	<b>LEGAL - CORPORATE</b>	<b>20,000</b>	<b>20,000</b>	<b>5.52%</b>	<b>\$17.44</b>	<b>D</b>
6640	AUDIT FEES	5,000	5,800	1.60%	\$5.06	
6650	COMMUNITY EVENTS (IFCOP & NNO)	1,500	2,000	0.55%	\$1.74	
6651	ANNUAL MEETING	900	900	0.25%	\$0.78	
	MEETING ROOM (MONTHLY MEETINGS)	900	1,800	0.50%	\$1.57	
6657	YARD OF THE MONTH AWARDS	450	450	0.12%	\$0.39	
6659	NEW RESIDENTS HANDBOOKS	200	200	0.06%	\$0.17	
6660	MISC. ADMINISTRATIVE EXPENSE	2,169	2,000	0.55%	\$1.74	
6664	MINUTES - MONTHLY MEETINGS	1,200	1,200	0.33%	\$1.05	
6665	WEBSITE	500	1,000	0.28%	\$0.87	
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>45,975</b>	<b>48,506</b>	<b>13.39%</b>		
	<b>OTHER EXPENSES</b>					
6700	INSURANCE	21,720	22,000	6.07%	\$19.18	
6710	LICENSES, PERMITS & FEES	400	400	0.11%	\$0.35	
6721	<b>BAD DEBTS- EST. UNCOLLECTIBLE FEES</b>	<b>61,221</b>	<b>64,938</b>	<b>17.93%</b>	<b>\$56.62</b>	<b>E</b>
6760	PROPERTY TAXES	100	100	0.03%	\$0.09	
6813	PARK/POOL SUPPLIES	1,500	2,000	0.55%	\$1.74	
6814	MEMBERSHIPS - GIP/GHNA/CRIME STOPPERS	500	200	0.06%	\$0.17	
6825	DEAD TREE REMOVAL	3,000	1,500	0.41%	\$1.31	
	<b>TOTAL OTHER EXPENSES</b>	<b>88,441</b>	<b>91,138</b>	<b>25.16%</b>		
	<b>TOTAL OPERATING EXPENSES</b>	<b>353,835</b>	<b>362,260</b>	<b>100.00%</b>		
	<b>OPERATING INCOME (LOSS)</b>	<b>3,000</b>	<b>3,000</b>			
6900	<b>TRANSFERS TO CAPITAL RESERVES</b>	<b>(3,000)</b>	<b>(3,000)</b>			
	<b>NET OPERATING INCOME (LOSS)</b>					
	<b>REPLACEMENT FUND</b>					
8000	TRANSFER FROM OPERATING FUND	3,000	3,000			
8100	REPLACEMENT FUND INTEREST	0	0			
9000	<b>LEGAL FEES - CHARGED BACK TO HOMEOWNERS</b>					
	<b>NET OF PAST DUE COLLECTIONS</b>	<b>0</b>	<b>0</b>			<b>F</b>
	<b>MOWING/MAINT - CHARGED BACK TO HOMEOWNERS</b>	<b>3,000</b>	<b>3,000</b>			<b>G</b>
9100	CAPITAL IMPROVEMENT EXPENDITURES	0	0			
	TRANSFER FROM COLLECTION RESERVES		0			
	<b>NET REPLACEMENT FUND INCOME (LOSS)</b>	<b>0</b>	<b>0</b>			