

**INWOOD FOREST C.I.A.
2024 ANNUAL OPERATING BUDGET**

Account #		2023 BUDGET	2024 BUDGET	% of Total	Cost per Lot	Note
	INCOME					
4000	RESIDENTIAL ASSESSMENTS (\$48 per lot x 1,122 lots)	53,952	53,856			A
4012	COMMUNITY SERVICE FEE (\$272 per lot x 1,122 lots)	294,488	305,184			B
4200	INTEREST - BANK	600	1,000			
4300	LATE FEES	14,000	15,000			
	TOTAL INCOME	363,040	375,040			
	MAINTENANCE & REPAIRS					
6200	POOL REPAIRS	3,000	2,500	0.67%	\$2.22	
6210	FENCE (& ELECTRICAL) REPAIRS	0	2,000	0.53%	\$1.78	
6213	MOWING HCFC	3,000	2,500	0.67%	\$2.22	
6215	GROUND MAINTENANCE OTHER	24,000	19,000	5.07%	\$16.90	
6216	MOWING - CUL-DE-SAC ISLANDS	9,000	9,000	2.40%	\$8.01	
6218	MOWING - CUL-DE-SAC ISLANDS - JOSE CUBAS	2,990	2,990	0.80%	\$2.66	
6239	TRASH CAN RELOCATION	3,120	3,120	0.83%	\$2.78	
6240	MOSQUITO CONTROL	3,500	3,500	0.93%	\$3.11	
6242	ESPLANADES - IRRIGATION INSPECT & REPAIRS	1,000	1,200	0.32%	\$1.07	
6246	ESPLANADES - W. GULF BANK	4,000	4,400	1.17%	\$3.91	
6247	CURB AREAS - CITY OF HOUSTON PROPERTY	5,200	5,200	1.39%	\$4.63	
6251	MOWING - 7531 MAPLE TREE	600	600	0.16%	\$0.53	
	TOTAL MAINTENANCE & REPAIRS	59,410	56,010	14.93%		
	CONTRACT SERVICES					
6400	MOWING - PARK & ESPLANADES	44,948	46,296	12.34%	\$41.19	
6410	MANAGEMENT CONTRACT	37,152	40,432	10.78%	\$35.97	
6430	POOL MAINTENANCE CONTRACT	30,800	31,000	8.27%	\$27.58	
6440	PATROL SERVICE	67,000	67,000	17.86%	\$59.61	C
	TOTAL CONTRACT SERVICES	179,900	184,728	49.26%		
	UTILITIES					
6500	ELECTRICITY	3,600	3,100	0.83%	\$2.76	
6520	WATER/SEWER/TRASH -COH	3,475	4,500	1.20%	\$4.00	
6530	WATER/DRAINAGE - COH	400	400	0.11%	\$0.36	
	TOTAL UTILITIES	7,475	8,000	2.13%		
	ADMINISTRATIVE EXPENSES					
6600	TELEPHONE	900	900	0.24%	\$0.80	
6605	IF MESSAGE CENTER SERVICE	450	500	0.13%	\$0.44	
6610	POSTAGE	4,600	6,900	1.84%	\$6.14	
6620	COPIES / OFFICE SUPPLIES	2,200	4,000	1.07%	\$3.56	
6626	STORAGE RENTAL	1,280	1,280	0.34%	\$1.14	
6630	LEGAL - CORPORATE	7,000	9,200	2.45%	\$8.19	D
6640	AUDIT FEES	6,600	6,600	1.76%	\$5.87	
6650	COMMUNITY EVENTS (NNO)	0	3,000	0.80%	\$2.67	H
6651	ANNUAL MEETING	500	1000	0.27%	\$0.89	
6655	MEETING ROOM (MONTHLY MEETINGS)	900	1,800	0.48%	\$1.60	
6657	YARD OF THE MONTH AWARDS	900	900	0.24%	\$0.80	
6659	NEW RESIDENTS HANDBOOKS	0	0	0.00%	\$0.00	
6660	MISC. ADMINISTRATIVE EXPENSE	1,000	1,000	0.27%	\$0.89	
6664	MINUTES - MONTHLY MEETINGS	1,200	1,200	0.32%	\$1.07	
6665	WEBSITE	3,400	3,900	1.04%	\$3.47	
	TOTAL ADMINISTRATIVE EXPENSES	30,930	42,180	11.25%		
	OTHER EXPENSES					
New	INSURANCE DEDUCTIBLES	0	10,000	2.67%	\$8.90	
6700	INSURANCE	33,100	40,000	10.67%	\$35.59	
6710	LICENSES, PERMITS & FEES	500	500	0.13%	\$0.44	
6721	BAD DEBTS- EST. UNCOLLECTIBLE FEES	42,625	18,522	4.94%	\$16.48	E
6760	PROPERTY TAXES	100	100	0.03%	\$0.09	
6813	PARK/POOL SUPPLIES	1,000	1,000	0.27%	\$0.89	
6825	DEAD TREE REMOVAL	2,000	7,500	2.00%	\$6.67	
6835	HEAVY TRASH REMOVAL	6,000	6,500	1.73%	\$5.78	
	TOTAL OTHER EXPENSES	85,325	84,122	22.43%		
	TOTAL OPERATING EXPENSES	363,040	375,040	100.00%		
	OPERATING INCOME (LOSS)					
6900	TRANSFERS TO CAPITAL RESERVES					
	NET OPERATING INCOME (LOSS)	0	0			
	REPLACEMENT FUND					
8000	TRANSFER FROM OPERATING FUND					
8100	REPLACEMENT FUND INTEREST					
9000	LEGAL FEES - CHARGED BACK TO HOMEOWNERS					
	NET OF PAST DUE COLLECTIONS					F
	MOWING/MAINT - CHARGED BACK TO HOMEOWNERS					G
9100	CAPITAL IMPROVEMENT EXPENDITURES					
	TRANSFER FROM COLLECTION RESERVES					
	NET REPLACEMENT FUND INCOME (LOSS)					