

**INWOOD FOREST C.I.A.  
2012 ANNUAL OPERATING BUDGET**

<b>Account #</b>		<b>2011 BUDGET</b>	<b>2012 BUDGET</b>	<b>% of Total</b>	<b>Cost per Lot</b>	<b>Note</b>
	<b>INCOME</b>					
4000	RESIDENTIAL ASSESSMENTS (\$48 per lot)	55,104	55,056			A
4012	COMMUNITY SERVICE FEE (\$202 per lot)	231,896	231,694			B
4014	MAINTENANCE FEE FROM TOWNHOMES	3,492	3,492			
4200	INTEREST - BANK	0	0			
4300	LATE FEES	3,000	3,000			
	<b>TOTAL INCOME</b>	<b>293,492</b>	<b>293,242</b>			
	<b>MAINTENANCE &amp; REPAIRS</b>					
6200	POOL REPAIRS	1,500	2,000	0.70%	\$1.74	
6213	MOWING HCFC	6,000	3,500	1.22%	\$3.05	
6215	GROUND MAINTENANCE OTHER	5,000	8,600	3.00%	\$7.50	
6216	MOWING - CUL-DE-SAC ISLANDS	3,000	2,500	0.87%	\$2.18	
6240	MOSQUITO CONTROL	3,300	3,300	1.15%	\$2.88	
6242	ESPLANADES - IRRIGATION INSPECT & REPAIRS	1,400	3,400	1.19%	\$2.96	
6246	ESPLANADES - W. GULF BANK	1,200	1,350	0.47%	\$1.18	
	<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>21,400</b>	<b>24,650</b>	<b>8.60%</b>		
	<b>CONTRACT SERVICES</b>					
6400	MOWING - PARK & ESPLANADES	31,514	32,500	11.34%	\$28.33	
6410	MANAGEMENT CONTRACT	37,000	36,000	12.57%	\$31.39	C
6430	POOL MAINTENANCE CONTRACT	22,000	26,000	9.08%	\$22.67	
6440	PATROL SERVICE	56,000	51,000	17.80%	\$44.46	D
	<b>TOTAL CONTRACT SERVICES</b>	<b>146,514</b>	<b>145,500</b>	<b>50.79%</b>		
	<b>UTILITIES</b>					
6500	ELECTRICITY	5,000	6,000	2.09%	\$5.23	
6520	WATER	1,850	3,000	1.05%	\$2.62	
	<b>TOTAL UTILITIES</b>	<b>6,850</b>	<b>9,000</b>	<b>3.14%</b>		
	<b>ADMINISTRATIVE EXPENSES</b>					
6600	TELEPHONE/INTERNET CONNECTION POOL	2,600	2,800	0.98%	\$2.44	
6605	IF MESSAGE CENTER SERVICE	360	360	0.13%	\$0.31	
6610	POSTAGE	6,100	4,000	1.40%	\$3.49	
6620	COPIES / OFFICE SUPPLIES	4,600	4,600	1.61%	\$4.01	
6630	LEGAL - CORPORATE	9,400	5,766	2.01%	\$5.03	E
6632	AUDIT FEES	4,700	5,700	1.99%	\$4.97	
6650	COMMUNITY EVENTS (IFCOP & NNO)	1,000	1,600	0.56%	\$1.39	
6651	ANNUAL MEETING	900	700	0.24%	\$0.61	
6655	MEETING ROOM (MONTHLY MEETINGS)	300	900	0.31%	\$0.78	
6657	YARD OF THE MONTH AWARDS	600	450	0.16%	\$0.39	
6659	NEW RESIDENTS HANDBOOKS	0	1000	0.35%	\$0.87	
6660	MISC. ADMINISTRATIVE EXPENSE	1,100	2,500	0.87%	\$2.18	
6664	MINUTES - MONTHLY MEETINGS	900	900	0.31%	\$0.78	
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>32,560</b>	<b>31,276</b>	<b>10.92%</b>		
	<b>OTHER EXPENSES</b>					
6700	INSURANCE	16,000	15,500	5.41%	\$13.51	
6710	LICENSES, PERMITS & FEES	400	400	0.14%	\$0.35	
6720	BAD DEBTS- EST. UNCOLLECTIBLE FEES	57,400	57,350	20.02%	\$50.00	F
6760	PROPERTY TAXES	100	100	0.03%	\$0.09	
6813	PARK/POOL SUPPLIES	750	1,000	0.35%	\$0.87	
6814	MEMBERSHIPS - GIP/GHNA/CRIME STOPPERS	200	200	0.07%	\$0.17	
NEW	DEAD TREE REMOVAL	0	1,500	0.52%	\$1.31	
	<b>TOTAL OTHER EXPENSES</b>	<b>74,850</b>	<b>76,050</b>	<b>26.55%</b>		
	<b>TOTAL OPERATING EXPENSES</b>	<b>282,174</b>	<b>286,476</b>	<b>100.00%</b>		
	<b>OPERATING INCOME (LOSS)</b>	<b>11,318</b>	<b>6,766</b>			
6900	TRANSFERS TO CAPITAL RESERVES	(11,318)	(6,766)			
	<b>NET OPERATING INCOME (LOSS)</b>					
	<b>REPLACEMENT FUND</b>					
8000	TRANSFER FROM OPERATING FUND	11,318	6,766			
8100	REPLACEMENT FUND INTEREST	0	0			
9000	LEGAL FEES - CHARGED BACK TO HOMEOWNERS	9,818	5,766			G
	MOWING/MAINT - CHARGED BACK TO HOMEOWNERS	1,500	1,000			H
9100	CAPITAL IMPROVEMENT EXPENDITURES	0				
	<b>NET REPLACEMENT FUND INCOME (LOSS)</b>	<b>0</b>	<b>0</b>			