

**INWOOD FOREST C.I.A.
2010 ANNUAL OPERATING BUDGET**

Account #		2009 BUDGET	2010 BUDGET	% of Total	Cost per Lot	Note
	INCOME					
4000	RESIDENTIAL ASSESSMENTS (\$48 per lot)	55,152	55,152			A
4012	COMMUNITY SERVICE FEE (\$202 per lot)	232,098	232,098			B
4014	MAINTENANCE FEE FROM TOWNHOMES	3,492	3,492			
4200	INTEREST - BANK	500	0			
4300	LATE FEES	3,000	3,000			
	TOTAL INCOME	294,242	293,742			
	MAINTENANCE & REPAIRS					
6200	POOL REPAIRS	1,500	2,000	0.71%	\$1.74	
6213	MOWING HCFC	6,000	6,000	2.13%	\$5.22	
6215	GROUND MAINTENANCE OTHER	8,640	10,500	3.73%	\$9.14	
6216	MOWING - CUL-DE-SAC ISLANDS	2,400	3,000	1.07%	\$2.61	
6240	MOSQUITO CONTROL	3,300	3,300	1.17%	\$2.87	
6242	ESPLANADES - IRRIGATION INSPECT & REPAIRS	1,400	1,400	0.50%	\$1.22	
6245	ESPLANADES - TRASH PICK UP	500	500	0.18%	\$0.44	
6246	ESPLANADES - W. GULF BANK	1,800	1,800	0.64%	\$1.57	
	TOTAL MAINTENANCE & REPAIRS	25,540	28,500	10.13%		
	CONTRACT SERVICES					
6400	MOWING - PARK & ESPLANADES	28,840	30,596	10.88%	\$26.63	
6410	MANAGEMENT CONTRACT	35,388	37,000	13.16%	\$32.20	C
6430	POOL MAINTENANCE CONTRACT	23,000	22,000	7.82%	\$19.15	
6440	PATROL SERVICE	56,000	56,000	19.91%	\$48.74	D
	TOTAL CONTRACT SERVICES	143,228	145,596	51.77%		
	UTILITIES					
6500	ELECTRICITY	7,000	7,500	2.67%	\$6.53	
6520	WATER	5,500	1,400	0.50%	\$1.22	
	TOTAL UTILITIES	12,500	8,900	3.16%		
	ADMINISTRATIVE EXPENSES					
6600	TELEPHONE/INTERNET CONNECTION POOL	2,700	3,200	1.14%	\$2.79	
6610	POSTAGE	2,600	6,100	2.17%	\$5.31	
6620	COPIES / OFFICE SUPPLIES	6,100	6,100	2.17%	\$5.31	
6630	LEGAL - CORPORATE	8,900	9,400	3.34%	\$8.18	E
6632	AUDIT FEES	3,500	3,900	1.39%	\$3.39	
6650	COMMUNITY EVENTS (IFCOP & NNO)	2,500	1,500	0.53%	\$1.31	
6651	ANNUAL MEETING	0	900	0.32%	\$0.78	
6655	MEETING ROOM (MONTHLY MEETINGS)	0	300	0.11%	\$0.26	
6656	MEETING EXPENSES (SEE A/C #'S 6651 & 6655)	1,700	0	0.00%	\$0.00	
6657	YARD OF THE MONTH AWARDS	600	600	0.21%	\$0.52	
6658	NEWSLETTER/LAWSUIT UPDATES	5,000	0	0.00%	\$0.00	
6659	NEW RESIDENTS HANDBOOKS	187	2,000	0.71%	\$1.74	
6660	MISC. ADMINISTRATIVE EXPENSE	1,500	1,000	0.36%	\$0.87	
6664	MINUTES - MONTHLY MEETINGS	0	900	0.32%	\$0.78	
NEW	IF MESSAGE CENTER SERVICE	0	360	0.13%	\$0.31	
	TOTAL ADMINISTRATIVE EXPENSES	35,287	36,260	12.89%		
	OTHER EXPENSES					
6700	INSURANCE	14,000	15,000	5.33%	\$13.05	
6710	LICENSES, PERMITS & FEES	300	300	0.11%	\$0.26	
6720	BAD DEBTS- EST. UNCOLLECTIBLE FEES	43,088	43,088	15.32%	\$37.50	F
6760	PROPERTY TAXES	400	100	0.04%	\$0.09	
6813	PARK/POOL SUPPLIES	1,000	1,000	0.36%	\$0.87	
6814	MEMBERSHIPS - GIP/HPD STOREFRONT	400	200	0.07%	\$0.17	
NEW	MISCELLANEOUS REPAIRS	0	2,298	0.82%	\$2.00	
	TOTAL OTHER EXPENSES	59,188	61,986	22.04%		
	TOTAL OPERATING EXPENSES	275,743	281,242	100.00%		
	OPERATING INCOME (LOSS)	16,500	12,500			
6900	TRANSFERS TO CAPITAL RESERVES	(16,500)	(12,500)			
	NET OPERATING INCOME (LOSS)	0	0			
	REPLACEMENT FUND					
8000	TRANSFER FROM OPERATING FUND	16,500	12,500			
8100	REPLACEMENT FUND INTEREST	0	0			
9000	LEGAL FEES - CHARGED BACK TO HOMEOWNERS	15,000	11,000			G
	MOWING/MAINT - CHARGED BACK TO HOMEOWNERS	1,500	1,500			H
9100	CAPITAL IMPROVEMENT EXPENDITURES	0	0			
	NET REPLACEMENT FUND INCOME (LOSS)	0	0			