

Bluebonnet Highlands HOA

2016 Cash Flow Budget

2016 Budget

Cash at December 31, 2015

136,246

Cash Inflow

Homeowner's Dues	\$ 354,132 (1)
Clubhouse Rentals	7,008 *
Gate Card Fees	1,967 *
Delinquent / Late Fees	4,854 *
Homeowner Advertisement Fees	857 *
	<u>\$ 368,818</u>

Cash Outflow

Attorney Fees	\$ 5,000 (2)
Bank & Online Payment Fees	6,403 **
Insurance Expense	11,914 **
Landscaping & Groundskeeping	37,696 (3)
Management Fees	57,898 (4)
Mileage Reimbursement	438 **
Neighborhood Events	9,000 (5)
Office & Clubhouse Supplies	2,961 **
Payroll Taxes	5,790 (6)
Printing, Postage, & Mailing	8,166 **
Professional Fees	2,500 (7)
Property Taxes	3,639 **
Repairs & Maintenance - Clubhouse & Gate	15,929 **
Repairs & Maintenance - Lakes & Fountains	39,800 (8)
Repairs & Maintenance - Pool	14,400 (9)
Security	23,400 (10)
Special Projects: New Council to Determine	90,129 (11)
Telephone Expense	3,429 **
Utilities	23,005 **
	<u>\$ 361,496</u>

Projected Cash at December 31, 2016

143,568

Uses of Projected Cash:

Replacement & Resurfacing Savings Projects	68,568 (12)
Minimum Cash Reserve	75,000 (13)
	<u>\$ 143,568</u>

* Average of 3 previous years.

** Average of 3 previous years (+ 10%).

- (1) 1,093 homeowners as of 12/31/15 X \$360 X 90% collection rate
- (2) To cover monthly retainer, as well as any needed legal counsel consultation.
- (3) Green Up Lawn Care (\$4,783 X 12 months) + an additional \$10K for other landscaping improvements.
- (4) Annual estimated management fees for HOA accountant, representative, & administrator.
- (5) Various neighborhood social events/parties/gatherings.
- (6) Estimated 10% of management fees.
- (7) Estimated expense for independent CPA review of HOA accounting books.
- (8) Aquatic Solutions (\$2,150 X 12 months) for lake maintenance, plus \$1,500/month for 6 months of pest control/removal, plus \$5,000 estimated for annual maintenance of lake fountains.
- (9) Pool repairs/maintenance (\$1,200 X 12 months).
- (10) Police & guard security (estimated at \$1,950/month)
- (11) This amount is what is estimated to be left in cash after the savings objectives have been satisfied. It has been coded to a "special projects" budget line so that the upcoming Council, with the input from homeowners, can decide how this money should be spent or saved for future years.

(12)	Replacement & Resurfacing <u>Savings Project</u>	Estimated <u>Year</u>	Estimated <u>Cost</u>	Saved <u>Thru '14</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	There- <u>After</u>	Total <u>Savings</u>
	Tennis Court Resurfacing	2019	5,000	2,142	714	714	715	715			5,000
	Basketball Court Resurfacing	2019	5,000	2,142	714	714	715	715			5,000
	Pool Resurfacing	2022	37,500	15,000	3,214	3,214	3,214	3,214	3,214	6,430	37,500
	Bluebonnet Fence Replacement	2025	200,000		20,000	20,000	20,000	20,000	20,000	100,000	200,000
				<u>19,284</u>	<u>24,642</u>	<u>24,642</u>	<u>24,644</u>	<u>24,644</u>	<u>23,214</u>	<u>106,430</u>	

(13) The HOA maintains a minimum \$75,000 cash balance for insurance deductibles, unexpected expenses, etc.