

Heathlake Community Association

	Description	2022 Budget	Outlook as of Sep	2023 Proposed
Operating Accounts				
Income Accounts				
INCOME				
	Homeowner Assessment	\$240,240.00	\$240,240.00	\$240,240.00
	Legal Fee	\$0.00	\$223.00	\$500.00
	Late Fees	\$0.00	\$0.00	\$0.00
	Homeowner Interest	\$0.00	\$414.86	\$500.00
	Clubhouse Fees	\$750.00	\$500.00	\$500.00
	Pool Gate Keys	\$50.00	\$50.00	\$50.00
	Certified Mail	\$0.00	\$715.00	\$250.00
	Income Accounts Total	\$241,040.00	\$242,142.86	\$242,040.00
Expense Accounts				
UTILITIES				
	Electricity	\$5,400.00	\$7,972.09	\$8,000.00
	WiFi	\$1,200.00	\$1,476.00	\$1,476.00
	Security Monitoring		\$0.00	\$84.30
	Telephone	\$500.00	\$497.24	-\$1,468.14
	Water & Sewer	\$5,000.00	\$6,731.46	\$7,250.00
CONTRACT SERVICES				
	Trash	\$58,500.00	\$66,800.00	\$66,231.36
	City of Houston Reimb	-\$22,536.00	-\$22,536.00	-\$22,464.00
	Recycle	\$14,150.00	\$12,223.48	\$14,826.24
	Patrol Service	\$87,500.00	\$57,408.00	\$43,646.40
	River Forest Reimb	-\$8,750.00	-\$17,940.67	\$0.00
	Pool Contract	\$6,500.00	\$6,504.00	\$7,500.00
	Landscape Contract	\$15,500.00	\$16,704.00	\$18,504.00
REPAIRS & MAINTENANCE				
	Clubhouse Janitorial	\$1,500.00	\$1,021.24	\$2,000.00
	Clubhouse Maintenance	\$7,500.00	\$32,164.52	\$34,500.00
	Electrical	\$250.00	\$0.00	\$250.00
	Plumbing	\$1,000.00	\$4,001.50	\$2,000.00
	Tennis Courts	\$1,000.00	\$64.00	\$1,000.00
	Playground	\$1,000.00	\$0.00	\$500.00
	Pool R&M	\$2,000.00	\$4,591.90	\$7,000.00
	Irrigation	\$3,000.00	\$473.00	\$3,000.00
	Landscape Replacement	\$4,000.00	\$26,425.00	\$10,000.00
	Miscellaneous	\$500.00	\$0.00	\$6,000.00
ADMINISTRATIVE				
	Insurance	\$8,500.00	\$8,724.00	\$8,500.00
	Audit / Tax Prep	\$2,400.00	\$0.00	\$400.00
	Taxes - Property	\$0.00	\$0.00	\$5.00
	Legal	\$1,000.00	\$4,845.19	\$5,000.00
	Bank Charges	\$50.00	\$248.40	\$250.00
	Office Supplies	\$500.00	\$169.00	\$400.00
	Postage Expense	\$800.00	\$452.38	\$1,200.00
	Printing & Copying	\$1,000.00	\$1,000.05	\$2,500.00

	Storage Expense	\$650.00	\$660.00	\$660.00
	Management Fee	\$11,156.00	\$10,902.00	\$12,000.00
	Recreation Community	\$500.00	\$0.00	\$500.00
	Animal Control	\$0.00	\$0.00	\$0.00
	Miscellaneous	\$2,000.00	\$4,113.00	\$2,000.00
CAPITAL PLAN				
	Repl Gate & Pool Access		\$0.00	\$5,307.42
	Video Security System			\$3,046.78
	Landscape Design	\$8,000.00		
Expense Accounts Total		\$221,270.00	\$235,694.79	\$251,605.36
Operating Accounts Net		\$19,770.00	\$6,448.07	-\$9,565.36