

**Bluebonnet Highlands HOA**  
**2017 Cash Flow Budget**

**Cash at December 31, 2016**

**Cash Inflow**

Homeowner's Dues  
 Clubhouse Rentals  
 Gate Card Fees  
 Delinquent / Late Fees  
 Homeowner Advertisement Fees

**2017**  
**Budget**  
**211,997**

\$ 355,428 (1)  
 6,383 \*  
 1,873 \*  
 2,959 \*  
 595 \*  
**\$ 367,239**

**Cash Outflow**

Attorney Fees  
 Bank & Online Payment Fees  
 Insurance Expense  
 Landscaping & Groundskeeping  
 Management Fees  
 Neighborhood Events  
 Office & Clubhouse Supplies  
 Payroll Taxes  
 Printing, Postage, & Mailing  
 Professional Fees  
 Property Taxes  
 Repairs & Maintenance - Clubhouse & Gate  
 Repairs & Maintenance - Lakes & Fountains  
 Repairs & Maintenance - Pool  
 Security  
 Special Projects: New Council to Determine  
 Telephone Expense  
 Utilities

\$ 5,000 (2)  
 7,220 \*\*  
 10,936 \*\*  
 72,796 (3)  
 60,255 (4)  
 9,000 (5)  
 3,252 \*\*  
 6,026 (6)  
 7,548 \*\*  
 2,500 (7)  
 7,284 (8)  
 16,785 \*\*  
 45,800 (9)  
 12,000 (10)  
 30,000 (11)  
 87,866 (12)  
 3,292 \*\*  
 23,463 \*\*  
**\$ 411,023**

**Projected Cash at December 31, 2017**

**168,212**

**Uses of Projected Cash:**

Replacement & Resurfacing Savings Projects  
 Minimum Cash Reserve

93,212 (13)  
 75,000 (14)  
**\$ 168,212**

**Legend**

- \* Average of 3 previous years.
- \*\* Average of 3 previous years (+ 10%).
- (1) 1,097 homeowners as of 12/31/16 X \$360 X 90% collection rate
- (2) To cover monthly retainer, as well as any needed legal counsel consultation.
- (3) Green Up Lawn Care (\$5,233 X 12 months) + an additional \$10K for other landscaping improvements.
- (4) Annual estimated management fees for HOA accountant, representative, administrator, and clubhouse cleaner.
- (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) 2016 actual taxes (paid in early 2017), plus estimated 2017 taxes.
- (9) Aquatic Solutions (\$2,150 X 12 months) for lake maintenance, plus \$5,000 for animal/rodent removal, plus \$15,000 estimated for annual maintenance of lake fountains.
- (10) Pool repairs/maintenance (\$1,000 X 12 months).
- (11) Police & guard security (estimated at \$2,500/month)
- (12) 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.
- (13) see below
- (14) The HOA maintains a minimum \$75,000 cash balance for insurance deductibles, unexpected expenses, etc.

**Legend, continued**

(13)	Replacement & Resurfacing Savings Project	Estimated Year	Estimated Cost	Saved Thru '14	2015	2016	2017	2018	2019	There-After	Total Savings
	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
			247,500	19,284	24,642	24,642	24,644	24,644	23,214	106,430	247,500