

| | | | | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--|--------------|
| WESTHEIMER LAKES | | | | | | | | | |
| 2022 PRELIMINARY BUDGET | | | | | | | | | |
| | 2020 | 2021 | 2022 | 2022 | 2022 | | | | |
| | Actual | Estimated | Projected | Approved | Preliminary | Preliminary | | | |
| | ##### | As of | As of | Budget | Budget | Budget | No Increase | % Increase | \$% Increase |
| | | 9/30/2021 | 9/30/2021 | | | | | | |
| | ##### | ##### | ##### | ##### | ##### | ##### | | | |
| ANNUAL ASSESSMENT | \$855 | \$855 | \$855 | \$855 | \$855 | \$881 | \$898 | | |
| REVENUES | | | | | | | | | |
| Residential Assessments | 2,395,710 | 2,395,716 | 1,801,201 | 2,395,710 | \$2,395,710 | \$2,467,581 | \$2,515,496 | 2802 Lots | |
| Gated Neighborhood Aamt | 137,400 | 118,204 | 103,817 | 118,200 | 118,200 | 118,200 | 118,200 | 691 Lots - \$200 | |
| CG Neighborhood Assessment | 104,400 | 105,300 | 78,925 | 105,300 | 105,300 | 105,300 | 105,300 | 351 Lots - \$300 | |
| Interest Earned on Investments | 1,374 | 1,000 | 793 | 900 | 800 | 800 | 800 | | |
| Application Fees | 2,875 | 2,500 | 4,300 | 4,300 | 2,500 | 2,500 | 2,500 | | |
| Gate & Access Fees | 260 | 500 | 400 | 400 | 200 | 200 | 200 | | |
| Transfer Fees | 41,366 | 20,000 | 33,062 | 35,200 | 30,000 | 30,000 | 30,000 | | |
| Facility Rental Fees | 830 | 30,000 | - | - | 1,000 | 1,000 | 1,000 | | |
| Late Fees & Interest | 126,969 | 100,000 | 88,599 | 92,000 | 85,000 | 85,000 | 85,000 | | |
| Compliance Fees | - | 10,000 | 1,600 | 3,000 | 2,000 | 2,000 | 2,000 | | |
| Compliance Fines | 2,200 | 5,000 | 736 | 736 | 1,500 | 1,500 | 1,500 | | |
| Miscellaneous Income | 25,427 | - | - | - | - | - | - | | |
| Reserve Contribution Income | 25,279 | 25,279 | 12,643 | 25,279 | 25,279 | 25,279 | 25,279 | | |
| Res Contribution Income - Cap Res | 26,880 | 26,877 | 13,439 | 26,877 | 26,877 | 26,877 | 26,877 | | |
| Interest Earned - Reserves | 2,333 | - | 715 | 800 | - | - | - | | |
| Adopt a School Fees | 82,054 | - | 64,766 | 73,116 | 50,000 | 50,000 | 50,000 | | |
| Int Earned - Adopt a School | 1,279 | - | 130 | 150 | 150 | 150 | 150 | | |
| TOTAL REVENUES | 2,976,734 | 2,860,326 | 2,205,126 | 2,502,148 | 2,864,516 | 2,936,187 | 2,984,302 | | |
| Less: Uncollected | - | (111,864) | - | (111,864) | - | - | - | | |
| TOTAL REVENUES | 2,976,734 | 2,748,462 | 2,205,126 | 2,390,284 | 2,864,516 | 2,936,187 | 2,984,302 | | |
| EXPENSES | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | |
| Administrative Contract | 94,800 | 95,000 | 85,594 | 137,336 | 206,968 | 206,968 | 206,968 | Mgmt Contract and Onsite Staff | |
| Administrative - Other | 39,637 | 35,000 | 15,500 | 18,300 | 20,000 | 20,000 | 20,000 | | |
| Recreation Salaries | 239,600 | 200,000 | 115,542 | 115,542 | - | - | - | | |
| Access Control Attendants | 171,890 | 165,000 | 63,204 | 69,204 | - | - | - | | |
| Community Events Coordinator | 60,000 | 60,000 | 39,595 | 54,832 | - | - | - | | |
| Office Supplies | 7,436 | 5,000 | 4,961 | 5,961 | 7,000 | 7,000 | 7,000 | | |
| Copier | 26,469 | 10,000 | 4,562 | 8,061 | 10,000 | 10,000 | 10,000 | | |
| Postage & Delivery | 13,231 | 10,000 | 14,700 | 17,200 | 15,000 | 15,000 | 15,000 | | |
| Community Mailouts | - | - | 1,264 | 1,264 | 1,264 | 1,264 | 1,264 | | |
| Meetings | 544 | 1,000 | 1,628 | 1,628 | 1,700 | 1,700 | 1,700 | | |
| Administrative Notices | 56,892 | 5,000 | 6,060 | 8,868 | 2,808 | 2,808 | 2,808 | \$4/platted lot | |
| Record Storage | 1,536 | 2,000 | 788 | 788 | - | - | - | \$15/m at yr 3 | |
| ARC App / Processing Fees | 2,114 | 2,500 | 2,380 | 2,380 | - | - | - | | |
| TOTAL ADMINISTRATIVE | 714,453 | 590,500 | 355,358 | 435,344 | 264,740 | 264,740 | 264,740 | | |
| PROFESSIONAL SERVICES | | | | | | | | | |
| Legal - Corporate | 32,260 | 20,000 | 35,726 | 40,000 | 35,000 | 35,000 | 35,000 | | |
| Legal - Collections | 70,490 | 30,000 | 67,148 | 80,000 | 80,000 | 80,000 | 80,000 | | |
| Legal - Collections Billed to Owners | (35,760) | - | (66,139) | - | - | - | - | No charge backs for budgeting purposes | |
| Legal - Deed Restrictions | 1,500 | - | 137 | 350 | 1,500 | 1,500 | 1,500 | | |
| Legal - Deed Restrictions Billed to Owners | - | - | - | - | - | - | - | No charge backs for budgeting purposes | |
| Tax Preparation & Audit | 15,100 | 15,000 | 14,300 | 14,300 | 15,000 | 15,000 | 15,000 | | |
| Other Professional Services | 2,500 | - | - | - | - | - | - | | |
| TOTAL PROFESSIONAL SERVICES | 84,790 | 66,500 | 51,172 | 134,650 | 131,500 | 131,500 | 131,500 | | |
| LANDSCAPE MAINTENANCE | | | | | | | | | |
| Landscape Contract | 453,691 | 450,000 | 318,747 | 424,928 | 434,500 | 434,500 | 434,500 | | |
| Landscape Extras | 61,815 | 40,000 | 2,460 | 3,000 | 50,000 | 50,000 | 50,000 | | |
| Irrigation Repairs | 9,248 | 20,000 | 9,225 | 11,805 | 15,000 | 15,000 | 15,000 | | |
| Tree Maintenance | 1,100 | 30,000 | 425 | 18,000 | 10,000 | 10,000 | 10,000 | | |
| Force Mows | 177 | 250 | - | - | 250 | 250 | 250 | | |
| Force Mows Billed to Owners | (170) | (250) | - | - | - | - | - | No charge backs for budgeting purposes | |
| TOTAL LANDSCAPE MAINTENANCE | 525,861 | 540,000 | 330,637 | 457,733 | 509,750 | 509,750 | 509,750 | | |
| MAINTENANCE AND REPAIRS | | | | | | | | | |
| General Repairs & Maintenance | 96,277 | 25,000 | 85,237 | 86,637 | 90,000 | 90,000 | 90,000 | | |
| Common Area Repair & Maint | - | - | 850 | 850 | 1,000 | 1,000 | 1,000 | | |
| Gate Contract | 64,291 | 5,000 | 54,600 | 54,600 | 60,000 | 60,000 | 60,000 | | |
| Signage Repair & Maintenance | 8,686 | 2,500 | 3,187 | 3,200 | 3,500 | 3,500 | 3,500 | | |
| Fence Repair & Maintenance | 6,980 | 20,000 | 589 | 2,600 | 10,000 | 10,000 | 10,000 | | |
| IT Services | - | 5,000 | 12,131 | 35,000 | 35,000 | 35,000 | 35,000 | | |
| Gate & Monument Repair & Maint | 52,164 | 75,000 | 9,867 | 15,000 | 50,000 | 50,000 | 50,000 | | |
| Electrical Maintenance | 8,941 | 25,000 | 17,344 | 20,000 | 20,000 | 20,000 | 20,000 | | |
| Tennis Court Maintenance | 332 | 2,500 | 1,220 | 1,500 | 1,500 | 1,500 | 1,500 | | |
| Parks & Playground Maintenance | - | 5,000 | 2,320 | 4,700 | 5,000 | 5,000 | 5,000 | | |
| Pest Control | 8,556 | 25,000 | 9,478 | 15,000 | 16,500 | 16,500 | 16,500 | | |
| Power Washing | 6,001 | 25,000 | 438 | 1,000 | 20,000 | 20,000 | 20,000 | | |
| Vandalism Repair & Maintenance | - | 1,000 | 14,465 | 14,465 | 15,000 | 15,000 | 15,000 | | |
| Permits & Licenses | 40 | - | - | - | - | - | - | | |
| Other Supplies / Repair & Maint | 1,247 | 500 | - | - | - | - | - | | |
| Storm Recovery Repair & Maint | - | - | 15,634 | 15,634 | 5,000 | 5,000 | 5,000 | | |
| TOTAL MAINTENANCE AND REPAIRS | 253,513 | 206,500 | 227,020 | 270,186 | 332,500 | 332,500 | 332,500 | | |
| LAKE AND FOUNTAIN | | | | | | | | | |
| Lake & Fountain Contract | 41,068 | 13,500 | 9,800 | 13,100 | 13,500 | 13,500 | 13,500 | | |
| Lake & Fountain Maintenance | 80,898 | 15,000 | 145,320 | 20,000 | 20,000 | 20,000 | 20,000 | | |
| Chemical | 17,569 | 10,000 | 11,882 | 63,465 | 63,000 | 63,000 | 63,000 | | |
| TOTAL LAKE AND FOUNTAIN | 139,535 | 38,500 | 76,902 | 96,565 | 95,500 | 95,500 | 95,500 | | |
| PATROL SERVICES | | | | | | | | | |
| Patrol | 279,235 | 335,000 | 129,483 | 192,825 | 300,000 | 300,000 | 300,000 | | |
| Security - Guardhouse | - | - | 5,978 | 25,200 | 165,000 | 165,000 | 165,000 | | |
| TOTAL PATROL SERVICES | 279,235 | 335,000 | 135,461 | 218,025 | 465,000 | 465,000 | 465,000 | | |
| AMENITY EXPENSES | | | | | | | | | |
| Pool Contract | 167,461 | 175,000 | 146,218 | 175,000 | 197,500 | 197,500 | 197,500 | | |
| Pool Maintenance & Supplies | 17,715 | 30,000 | 21,239 | 25,000 | 30,000 | 30,000 | 30,000 | | |
| Fitness Room Services | 20,549 | - | 14,157 | 15,000 | 15,000 | 15,000 | 15,000 | | |
| Clubhouse Repair & Maintenance | - | - | 760 | 1,000 | 1,000 | 1,000 | 1,000 | | |
| Plumbing Repair & Maintenance | 11,228 | - | 957 | 600 | 1,000 | 1,000 | 1,000 | | |
| Janitorial Services | 30,469 | 40,000 | 20,406 | 33,406 | 36,000 | 36,000 | 36,000 | | |
| Fitness Equip Repair / Maint | 12,019 | 15,000 | 775 | 1,500 | 10,000 | 10,000 | 10,000 | | |
| HVAC Repair & Maintenance | 573 | - | 13,457 | 14,000 | 10,000 | 10,000 | 10,000 | | |
| Security System Repair & Maint | - | - | 4,438 | 6,000 | 6,000 | 6,000 | 6,000 | | |
| Facility Access Card Devices | - | 2,000 | - | 200 | 2,000 | 2,000 | 2,000 | | |
| Fire System Repair & Maint | 450 | - | 2,734 | 2,800 | 3,000 | 3,000 | 3,000 | | |
| TOTAL AMENITY EXPENSES | 260,464 | 262,000 | 224,491 | 274,806 | 311,500 | 311,500 | 311,500 | | |
| UTILITIES | | | | | | | | | |
| Electrical - Meters | 96,950 | 140,000 | 52,219 | 77,140 | 100,000 | 100,000 | 100,000 | | |
| Electrical - Streetlights | 152,859 | 150,000 | 96,508 | 133,007 | 150,000 | 150,000 | 150,000 | | |
| Water and Sewer | 197,365 | 75,000 | 76,137 | 131,000 | 135,000 | 135,000 | 135,000 | | |
| Water - Irrigation | 16,207 | 50,000 | 22,402 | 38,406 | 50,000 | 50,000 | 50,000 | | |
| Water Conservation | - | 14,000 | 3,203 | 15,000 | 15,000 | 15,000 | 15,000 | | |
| Gas | 967 | 1,500 | 593 | 1,100 | 1,500 | 1,500 | 1,500 | | |
| Telephone | - | - | 10 | 10 | - | - | - | | |
| Internet Services | - | - | 965 | 680 | 500 | 500 | 500 | | |
| Clubhouse Cable / TV | 20,974 | 25,000 | 10,695 | 12,650 | 13,000 | 13,000 | 13,000 | | |
| TOTAL UTILITIES | 484,714 | 455,500 | 262,530 | 408,993 | 465,000 | 465,000 | 465,000 | | |
| OTHER EXPENSES | | | | | | | | | |
| Property Tax | 843 | 2,000 | - | 900 | 1,100 | 1,100 | 1,100 | | |
| Insurance | 94,961 | 100,000 | 72,768 | 98,760 | 108,636 | 108,636 | 108,636 | Assume 10% increase | |
| Insurance Claims Storm Damage | - | - | (6,004) | (6,004) | - | - | - | | |
| Bank Fees | 80 | 100 | 40 | 40 | - | - | - | | |
| Website Maintenance | 4,590 | 10,000 | 200 | 1,200 | 1,200 | 1,200 | 1,200 | | |
| Community Events | 25,311 | 45,000 | 22,345 | 34,175 | 57,500 | 57,500 | 57,500 | | |
| AAS Events Contribution | 33,340 | (22,500) | - | - | - | - | - | | |
| Seasonal Decorations | 6,894 | 15,000 | 3,258 | 12,000 | 15,000 | 15,000 | 15,000 | | |
| TOTAL OTHER EXPENSES | 166,020 | 149,600 | 93,607 | 141,871 | 184,436 | 184,436 | 184,436 | | |
| RESERVES & CAPITAL EXPENDITURES | | | | | | | | | |
| Reserve Contributions Expenses | 25,279 | 25,279 | 12,643 | 25,279 | 30,000 | 30,000 | 30,000 | | |
| Reserve Contributions Capital | 26,880 | 26,877 | 13,439 | 26,877 | 26,877 | 26,877 | 26,877 | | |
| Reserve Expenses | 211,011 | - | - | - | - | - | - | | |
| Bank Fees - Reserves | - | - | 12 | 12 | - | - | - | | |
| Fence, Gates & Walls | - | - | 4,200 | 4,200 | - | - | - | | |
| Fountain Expenses | - | - | 14,632 | 14,632 | - | - | - | | |
| Vandalism Expenses | - | - | 1,775 | 1,775 | - | - | - | | |
| TOTAL RESERVES & CAPITAL EXPENDITURES | 263,170 | 52,156 | 46,701 | 72,775 | 56,877 | 56,877 | 56,877 | | |
| TOTAL EXPENSES | 3,171,458 | 2,696,256 | 1,803,799 | 2,508,248 | 2,815,803 | 2,815,803 | 2,815,803 | | |
| SURPLUS (Deficit) | (194,725) | 32,156 | 401,327 | 261,956 | 48,713 | 120,584 | 168,498 | | |