

COUNTRY PLACE HOA

2021 ESTIMATED EXPENSES AND APPROVED BUDGET

APPROVED BUDGET FOR THE PERIOD

January 1, 2022 - December 31, 2022

REVENUES	2021		2022
	ESTIMATED EXPENSES	APPROVED BUDGET	PROPOSED BUDGET
5010 MAINTENANCE ASSESSMENT	\$73,820	\$73,820	\$73,820
5030 SALES & LEASE FEES	0	0	0
5040 LATE FEE INCOME	0	0	0
TOTAL REVENUE	73,820	73,820	73,820
RESERVES	10,588	10,588	10,555
TOTAL REVENUES	\$84,408	\$84,408	\$84,375

EXPENSES AND RESERVES

GROUND

7110 GROUNDS CONTRACT	13,500	11,340	17,000
7135 LANDSCAPE UPGRADES & IMPROVEMENTS	5,000	5,000	7,000
7142 SUBDIVISION MAINTENANCE	1,000	8,500	2,000
7155 IRRIGATION & REPAIRS	2,000	2,000	2,500
7170 LAKE MAINTENANCE	2,000	1,980	2,000
7180 WALL MAINTENANCE	500	500	500
TOTAL GROUNDS	24,000	29,320	31,000

UTILITIES

7510 WATER/SEWER	3,000	3,000	3,500
7520 ELECTRIC - STREET LIGHTS	11,700	11,700	12,000
7530 ELECTRIC - OTHER	700	900	900
TOTAL UTILITIES	15,400	15,600	16,400

ADMINISTRATION

7810 INSURANCE - ATLAS	5,000	5,000	5,750
7811 INSURANCE - ZENITH	650	650	750
7820 LEGAL/PROFESSIONAL	3,000	5,000	3,825
7830 DIVISION FEES	100	70	125
7870 MANAGEMENT FEE	12,360	12,360	13,500
7874 ONLINE SERVICES PORTAL	300	300	300
7875 BOARD MEETINGS/SOCIAL	250	500	250
7880 OFFICE SUPPLIES	800	1,500	500
7882 STORAGE	220	220	220
7885 BANK FEES/COUPON BOOK	200	200	200
7890 CONTINGENCIES	2,000	3,100	1,000
TOTAL ADMINISTRATION	24,880	28,900	26,420

TOTAL OPERATING EXPENSE

64,280	73,820	73,820
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RESERVES

RESERVES - SCHEDULE B	10,588	10,588	10,555
TOTAL EXPENSES AND RESERVES	\$74,868	\$84,408	\$84,375

ASSESSMENTS

UNIT ASSESSMENT - ANNUAL	2021 Semi	2022 Semi	2022 Annual
MAINTENANCE	\$218.00	\$218.00	\$436.00
RESERVES	32.00	32.00	64.00
TOTAL	\$250.00	\$250.00	\$500.00

TOTAL UNITS
MAINTENANCE AND RESERVES PAID

170
2 TIMES PER YEAR