

COUNTRY PLACE HOA

2022 ESTIMATED EXPENSES AND APPROVED BUDGET APPROVED BUDGET FOR THE PERIOD January 1, 2023 - December 31, 2023

	2022		2023
	ESTIMATED EXPENSES	APPROVED BUDGET	PROPOSED BUDGET
REVENUES			
5010 MAINTENANCE ASSESSMENT	\$73,820	\$73,820	\$80,746
5030 SALES & LEASE FEES	800	0	0
5040 LATE FEE INCOME	4,500	0	0
TOTAL REVENUE	79,120	73,820	80,746
RESERVES	10,588	10,588	3,963
TOTAL REVENUES	\$89,708	\$84,408	\$84,709

EXPENSES AND RESERVES

GROUND

7110 GROUNDS CONTRACT	17,000	17,000	17,500
7115 LAWN AND GROUND SUPPLY	0	0	1,000
7135 LANDSCAPE UPGRADES & IMPROVEMENTS	3,650	7,000	7,000
7142 SUBDIVISION MAINTENANCE	2,001	2,000	2,500
7155 IRRIGATION & REPAIRS	1,400	2,500	2,500
7170 LAKE MAINTENANCE	2,000	2,000	2,000
7180 WALL MAINTENANCE	500	500	500
TOTAL GROUNDS	26,551	31,000	33,000

UTILITIES

7510 WATER/SEWER	3,000	3,500	3,500
7520 ELECTRIC - STREET LIGHTS	11,000	12,000	12,000
7530 ELECTRIC - OTHER	600	900	900
TOTAL UTILITIES	14,600	16,400	16,400

ADMINISTRATION

7810 INSURANCE - ATLAS	5,750	5,750	6,613
7811 INSURANCE - ZENITH	750	750	863
7820 LEGAL/PROFESSIONAL	8,000	3,825	5,000
7820 FEES/DUES/LICENSES	0	0	525
7830 DIVISION FEES	125	125	125
7870 MANAGEMENT FEE	13,500	13,500	14,300
7874 ONLINE SERVICES PORTAL	300	300	300
7875 BOARD MEETINGS/SOCIAL	800	250	1,200
7880 OFFICE SUPPLIES	250	500	500
7882 STORAGE	709	220	220
7885 BANK FEES/COUPON BOOK	181	200	200
7890 CONTINGENCIES	0	1,000	1,500
TOTAL ADMINISTRATION	30,365	26,420	31,346

TOTAL OPERATING EXPENSE

71,516	73,820	80,746
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RESERVES

RESERVES - SCHEDULE B	10,588	10,588	3,963
TOTAL EXPENSES AND RESERVES	\$82,104	\$84,408	\$84,709

ASSESSMENTS

UNIT ASSESSMENT - SEMI-ANNUAL	2022	2023
MAINTENANCE	\$218.00	\$238.00
RESERVES	32.00	12.00
TOTAL	\$250.00	\$250.00

TOTAL UNITS
MAINTENANCE AND RESERVES PAID

170
2 TIMES PER YEAR