

**The Homeowners' Association of Country Place Inc**  
**Approved Budget**  
**January 1, 2024 - December 31, 2024**

	2023 Approved Budget	2024 Proposed Budget	Approved 2024 Reduced Funding Option
<b>INCOME</b>			
5010 Assessment	80,746	78,665	84,999
5015 Reserve Assessment	3,963	13,824	0
5030 Sales & Lease Fees	0	0	0
5040 Other	0	0	0
5045 Late Fee Income	0	0	0
5050 Interest	0	0	0
<b>TOTAL INCOME</b>	<b>84,709</b>	<b>92,489</b>	<b>84,999</b>
<b>EXPENSE</b>			
<b>GROUND</b>			
7110 Grounds Contract	17,500	18,240	18,240
7115 Lawn & Ground Supplies	1,000	1,000	1,000
7135 Landscape Updates & Improvements	7,000	7,000	7,000
7142 Subdivision Maintenance	2,500	0	0
7155 Irrigation & Repairs	2,500	2,900	2,900
7170 Lake Maintenance	2,000	2,100	2,100
7180 Wall Maintenance	500	0	0
<b>TOTAL GROUND</b>	<b>33,000</b>	<b>31,240</b>	<b>31,240</b>
<b>UTILITIES</b>			
7510 Water / Sewer	3,500	3,000	3,000
7520 Electric - Street Lights	12,000	13,000	13,000
7530 Electric - Entry Lights	900	700	700
<b>TOTAL UTILITIES</b>	<b>16,400</b>	<b>16,700</b>	<b>16,700</b>
<b>ADMINISTRATION</b>			
7810 Insurance Atlas	6,613	5,300	5,300
7811 Insurance Zenith	863	0	0
7820 Legal / Professional	5,000	5,000	5,000
7830 Division Fees	125	125	125
7835 Fees, Dues, License	525	0	0
7870 Management Fee	14,300	21,600	21,600
7874 Online Service Portal	300	125	125
7875 Board Meetings / Social	1,200	500	500
7880 Office Supplies	500	2,500	2,500
7882 Storage	220	700	700
7885 Bank Fees / Coupon Books	200	209	209
7890 Contingencies	1,500	1,000	1,000
<b>TOTAL ADMINISTRATION</b>	<b>31,346</b>	<b>37,059</b>	<b>37,059</b>
<b>OTHER</b>			
9910 - Reserve Transfer	3,963	7,490	0
<b>TOTAL OTHER</b>	<b>3,963</b>	<b>7,490</b>	<b>0</b>
<b>TOTAL EXPENSES</b>	<b>84,709</b>	<b>92,489</b>	<b>84,999</b>

	Full Funding		Reduced Funding
<b>SEMI-ANNUAL ASSESSMENT</b>	<b>2023</b>	<b>2024</b>	<b>2024</b>
<b>MAINTENANCE</b>	\$ 238.00	\$ 231.37	\$ 250.00
<b>RESERVES</b>	\$ 12.00	\$ 40.66	\$ -
<b>TOTAL</b>	<b>\$ 250.00</b>	<b>\$ 272.03</b>	<b>\$ 250.00</b>

Total Units      170  
Times Paid Per Year      2

SCHEDULE B

The Homeowners' Association of Country Place Inc

APPROVED BUDGET FOR THE PERIOD

January 1, 2024 - December 31, 2024

DESIGNATED RESERVES

PERCENT  
FUNDING  
100.00%

REDUCED/WAIVED  
FUNDING  
0.00%

		1	2	3	4	5	6	7	8	9	10	11	12	13
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2023	ASSESSMENTS COLLECTED 2023	ESTIMATED EXPENDITURES 2023	ESTIMATED TRANSFERS 2023	ESTIMATED BALANCE 12/31/2023	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT TWICE/YR	REDUCED RESERVE OPTION	COST/ UNIT/ TWICE/YR
ACCT#	ASSET													
3510	Wall / Fence	7	2	36,502	27,344	0	3,510	0	23,834	12,668	6,334	18.63	0	0.00
3515	Preserve	5	1	13,499	10,235	0	5,755	7,863	12,343	1,156	1,156	3.40	0	0.00
3520	Contingency	1	1	26,031	26,065	0	33	0	26,031	0	0	0.00	0	0.00
3540	Lake Maintenance	1	1	29,484	25,521	3,963	0	0	29,484	0	0	0.00	0	0.00
3890	Reserve Interest				6,294	1,568	0	-7,863	0	0	0	0.00	0	0.00
				105,516	95,459	5,531	9,298	0	91,692	13,824	7,490	22.03	0	0.00

Note 1: \*Moved interest \$7,863 to Preserve as usable income