

The Homeowners' Association of Country Place Inc
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
5010 Assessment	85,001	93,501
5045 Late Fee Income	0	0
5050 Interest	0	0
5050 Violation Fines	0	0
TOTAL INCOME	85,001	102,001
EXPENSE		
GROUNDS		
7110 Grounds Contract	19,440	20,606
7115 Lawn & Ground Supplies	1,000	805
7135 Landscape Updates & Improvements	5,640	6,000
7155 Irrigation & Repairs	2,500	2,500
7170 Lake Maintenance	2,200	2,200
TOTAL GROUNDS	30,780	32,111
UTILITIES		
7510 Water / Sewer	2,750	3,000
7520 Electric - Street Lights	14,000	15,000
7530 Electric - Entry Lights	800	700
TOTAL UTILITIES	17,550	18,700
ADMINISTRATION		
7810 Insurance	5,725	6,026
7820 Legal / Professional	2,500	4,500
7830 Division Fees	200	200
7870 Management Fee	22,896	24,264
7875 Board Meetings / Social	500	500
7880 Office Supplies	3,300	5,500
7882 Storage	600	700
7885 Bank Fees / Coupon Books	450	500
7890 Contingencies	500	500
TOTAL ADMINISTRATION	36,671	42,690
OTHER		
9910 Reserve Transfer	0	8,500
TOTAL OTHER	0	8,500
TOTAL EXPENSES	85,001	102,001

SEMI-ANNUAL ASSESSMENT	2025	2026
MAINTENANCE	\$ 250.00	\$ 275.00
RESERVES	\$ -	\$ 25.00
TOTAL	\$ 250.00	\$ 300.00

Total Units 170
Times Paid Per Year 2

The Homeowners' Association of Country Place Inc
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
DESIGNATED RESERVES

PERCENT
FUNDING
100.00%

REDUCED/WAIVED FUNDING 25.00%
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		1	2	3	4	5	6	7	8	9	10	11	12	13
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT TWICE/YR	REDUCED RESERVE OPTION	COST/ UNIT/ TWICE/YR
ACCT#	ASSET													
3510	Wall / Fence	7	1	18,130	18,961	0	13,160	4,329	10,130	8,000	8,000	23.53	2,000	5.88
3515	Preserve	5	1	35,265	10,885	0	1,620	0	9,265	26,000	26,000	76.47	6,500	19.12
3520	Contingency	1	1	13,366	24,771	0	11,405	0	13,366	0	0	0.00	0	0.00
3540	Lake Maintenance	1	1	27,962	28,498	0	536	0	27,962	0	0	0.00	0	0.00
3890	Reserve Interest				1,889	2,440	0	-4,329	0	0	0	0.00	0	0.00
				94,723	85,004	2,440	26,721	0	60,723	34,000	34,000	100.00	8,500	25.00

Note 1: Moved interest into 3510 Wall/Fence as usable income.