

# COUNTRYLANE WOODS II 2025 BUDGET PROJECTIONS

---

Countrylane Woods II Homeowners Assoc., Inc.

851 Country Stone Dr.  
Manchester, MO 63021-7062  
Phone: 636-225-0930  
E-mail: [trustees@countrylanewoodsii.com](mailto:trustees@countrylanewoodsii.com)  
Web Site: [www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)

As we approach that time of year again, it's time for our annual CLWII budget discussions, decisions, and voting. Each year, we meticulously examine our projected expenses and income to craft a budget that aims to align these two crucial aspects as closely as possible. We are pleased to provide you with the details for the 2026 Budget on Page 2 of this letter, which also includes the projected income and expenses for 2025. The 2026 budget reflects our best estimate of income and expenses.

For 2025, we anticipate our income to exceed our expenses by approximately \$18,678. Our expenses encompass the costs associated with the operation, administration, and maintenance of our clubhouse, common grounds, and pool throughout the year. You can find a detailed breakdown of these expenses on Page 2. Our income is generated from assessments, clubhouse rentals, other income and interest income.

In 2025, the Board did our best to mitigate expenses and maximize income. Everything seemingly cost more in 2025 from our pool management contract to insurance to utilities. Our pool is nearly 50 years old and starting to show its age. Significant investment continues to be made to keep the pool operational and attractive to all homeowners. To maximize our income, the Board has invested some of our assets from the reserve account in certificates of deposit (CDs) earning more than 5%.

Looking ahead to 2026, we are presenting two budget options for your consideration:

**Option "A" proposes an assessment of \$390**, representing a \$20 increase from the 2025 assessment. This option not only allows for normal and expected expenditures but also provides the necessary funding for maintaining and updating our aging clubhouse, pool, pool area, and playground. **We encourage you to approve this option.**

**Option "B" suggests an assessment of \$385**, is a \$15 increase from the 2025 assessment. This higher assessment is aimed at covering normal and expected expenditures. This option will give the Board less flexibility if there is one or more unforeseeable and more substantial expenses in 2026.

In November, you will receive a postcard as a reminder to cast your vote. Please remember to bring this postcard with you, as it will also serve as your ballot, expediting the process for everyone. In case you misplace your ballot/postcard, we will have blank ones available for you to use at the clubhouse. Voting will take place at the clubhouse from **7:00 to 8:00 P.M. on Monday, December 8, 2025**. We kindly request that you vote in person. If you have any special voting requirements, please don't hesitate to contact us before December 1, 2025, using the phone number or email address provided above.

Thank you for your active participation in shaping the future of our community. Your input and engagement are greatly appreciated as we make decisions that impact us all.

Your Trustees,

Ken Harris, Maggie Beckman, Tina Wolfe Griesman, Matt Unverferth, and Brian Burmeister

# COUNTRYLANE WOODS II 2025 BUDGET PROJECTIONS

| LINE | INCOME                                 | 2025 BUDGET<br>INC & EXP<br>@ \$370 | 2025 ACTUAL<br>INC & EXP<br>YTD | 2025<br>OCT to DEC<br>EST | 2025 INC & EXP<br>ESTIMATE OF<br>TOTAL YEAR | 2026 BUDGET<br>@<br>\$390 | 2026 BUDGET<br>@<br>\$385 |
|------|----------------------------------------|-------------------------------------|---------------------------------|---------------------------|---------------------------------------------|---------------------------|---------------------------|
|      |                                        | as of 9/30/2025                     |                                 |                           | A                                           | B                         |                           |
| 01   | 05-Interest Assessment                 | \$400.00                            | \$554.47                        | \$100.00                  | \$654.47                                    | \$700.00                  | \$700.00                  |
| 02   | 12-Collections - Assessment            | \$175,010.00                        | \$177,527.34                    | \$2,500.00                | \$180,027.34                                | \$184,950.00              | \$182,465.00              |
| 03   | 27-Lien Recording - Assessment         | \$275.00                            | \$308.01                        | \$20.00                   | \$328.01                                    | \$275.00                  | \$275.00                  |
| 04   | Club House Rental                      | \$3,500.00                          | \$2,126.10                      | \$500.00                  | \$2,626.10                                  | \$4,000.00                | \$4,000.00                |
| 05   | Interest Income                        | \$4,000.00                          | \$3,488.94                      | \$1,200.00                | \$4,688.94                                  | \$4,500.00                | \$4,500.00                |
| 06   | Other Income                           | \$250.00                            | \$3,105.56                      |                           | \$3,105.56                                  | \$2,000.00                | \$2,000.00                |
| 07   | <b>TOTAL INCOME</b>                    | <b>\$183,435.00</b>                 | <b>\$187,110.42</b>             | <b>\$4,320.00</b>         | <b>\$191,430.42</b>                         | <b>\$196,425.00</b>       | <b>\$193,940.00</b>       |
|      | <b>EXPENSES</b>                        |                                     |                                 |                           |                                             |                           |                           |
|      | <b>Service Expenses</b>                |                                     |                                 |                           |                                             |                           |                           |
| 08   | 22-Comissions - Assessment             | \$5,900.00                          | \$6,713.88                      | \$300.00                  | \$7,013.88                                  | \$9,000.00                | \$9,000.00                |
| 09   | 23-Charges - Assessment                |                                     | \$1,976.39                      | \$30.00                   | \$2,006.39                                  |                           |                           |
| 10   | Bank Service Charge                    |                                     | \$39.08                         |                           | \$39.08                                     |                           |                           |
| 11   | <b>TOTAL Service Expenses</b>          | <b>\$5,900.00</b>                   | <b>\$8,729.35</b>               | <b>\$330.00</b>           | <b>\$9,059.35</b>                           | <b>\$9,000.00</b>         | <b>\$9,000.00</b>         |
|      | <b>Clubhouse Expenses</b>              |                                     |                                 |                           |                                             |                           |                           |
| 12   | Club House Utilities                   |                                     |                                 |                           |                                             |                           |                           |
| 13   | Electric                               | \$5,500.00                          | \$3,079.36                      | \$1,100.00                | \$4,179.36                                  | \$5,500.00                | \$5,500.00                |
| 14   | Natural Gas                            | \$1,000.00                          | \$636.92                        | \$200.00                  | \$836.92                                    | \$1,000.00                | \$1,000.00                |
| 15   | Sewer                                  | \$1,000.00                          | \$340.00                        | \$200.00                  | \$540.00                                    | \$800.00                  | \$800.00                  |
| 16   | Telephone - Office                     | \$3,000.00                          | \$957.79                        | \$600.00                  | \$1,557.79                                  | \$2,000.00                | \$2,000.00                |
| 17   | Trash Pickup                           | \$3,300.00                          | \$2,032.15                      | \$800.00                  | \$2,832.15                                  | \$3,300.00                | \$3,300.00                |
| 18   | Water                                  | \$3,200.00                          | \$3,177.28                      | \$400.00                  | \$3,577.28                                  | \$3,800.00                | \$3,800.00                |
| 19   | <b>TOTAL Club House Utilities</b>      | <b>\$17,000.00</b>                  | <b>\$10,223.50</b>              | <b>\$3,300.00</b>         | <b>\$13,523.50</b>                          | <b>\$16,400.00</b>        | <b>\$16,400.00</b>        |
| 20   | Club House Maintenance                 | \$6,000.00                          | \$2,241.35                      | \$1,000.00                | \$3,241.35                                  | \$6,000.00                | \$6,000.00                |
| 21   | Clubhouse Repair                       |                                     | \$4,989.42                      |                           | \$4,989.42                                  |                           |                           |
| 22   | <b>TOTAL Clubhouse Expenses</b>        | <b>\$23,000.00</b>                  | <b>\$17,454.27</b>              | <b>\$4,300.00</b>         | <b>\$21,754.27</b>                          | <b>\$22,400.00</b>        | <b>\$22,400.00</b>        |
|      | <b>Common Ground Expenses</b>          |                                     |                                 |                           |                                             |                           |                           |
| 23   | Common Ground Repair                   |                                     | \$4,572.00                      |                           | \$4,572.00                                  | \$5,000.00                | \$5,000.00                |
| 24   | Common Ground Maintenance              | \$12,500.00                         | \$10,614.16                     | \$2,000.00                | \$12,614.16                                 | \$12,500.00               | \$12,500.00               |
| 25   | Common Ground Mowing                   | \$15,000.00                         | \$14,105.00                     | \$3,000.00                | \$17,105.00                                 | \$17,000.00               | \$17,000.00               |
| 26   | Common Ground Tree Removal             | \$10,000.00                         | \$11,400.00                     | \$5,000.00                | \$16,400.00                                 | \$15,000.00               | \$15,000.00               |
| 27   | <b>TOTAL Common Ground Expenses</b>    | <b>\$37,500.00</b>                  | <b>\$40,691.16</b>              | <b>\$10,000.00</b>        | <b>\$50,691.16</b>                          | <b>\$49,500.00</b>        | <b>\$49,500.00</b>        |
|      | <b>Pool Expenses</b>                   |                                     |                                 |                           |                                             |                           |                           |
| 28   | Pool Improvements                      |                                     |                                 |                           |                                             |                           |                           |
| 29   | Pool Maintenance                       | \$8,000.00                          | \$177.30                        | \$4,000.00                | \$4,177.30                                  | \$8,000.00                | \$8,000.00                |
| 30   | Pool Operation                         | \$60,000.00                         | \$54,060.32                     |                           | \$54,060.32                                 | \$60,000.00               | \$60,000.00               |
| 31   | Pool Repair & Projects                 | \$8,000.00                          | \$964.33                        |                           | \$964.33                                    | \$8,000.00                | \$8,000.00                |
| 32   | <b>TOTAL Pool Expenses</b>             | <b>\$76,000.00</b>                  | <b>\$55,201.95</b>              | <b>\$4,000.00</b>         | <b>\$59,201.95</b>                          | <b>\$76,000.00</b>        | <b>\$76,000.00</b>        |
|      | <b>Administrative Expenses</b>         |                                     |                                 |                           |                                             |                           |                           |
| 33   | Insurance Expenses                     |                                     |                                 |                           |                                             |                           |                           |
| 34   | Liability Ins & Trustee Bonding        | \$15,500.00                         | \$18,019.00                     |                           | \$18,019.00                                 | \$20,000.00               | \$20,000.00               |
| 35   | Workmans Comp                          | \$2,500.00                          | \$2,529.00                      |                           | \$2,529.00                                  | \$2,500.00                | \$2,500.00                |
| 36   | <b>TOTAL Insurance Expenses</b>        | <b>\$18,000.00</b>                  | <b>\$20,548.00</b>              |                           | <b>\$20,548.00</b>                          | <b>\$22,500.00</b>        | <b>\$22,500.00</b>        |
| 37   | Legal Expenses                         | \$2,500.00                          |                                 | \$300.00                  | \$300.00                                    | \$2,000.00                | \$2,000.00                |
| 38   | <b>TOTAL Legal Expenses</b>            | <b>\$2,500.00</b>                   |                                 | <b>\$300.00</b>           | <b>\$300.00</b>                             | <b>\$2,000.00</b>         | <b>\$2,000.00</b>         |
| 39   | Office Expenses                        |                                     |                                 |                           |                                             |                           |                           |
| 40   | Mailing & Postage                      | \$1,000.00                          | \$1,429.66                      | \$600.00                  | \$2,029.66                                  | \$2,200.00                | \$2,200.00                |
| 41   | Misc. Office Expenses & Events         | \$5,000.00                          | \$3,986.79                      | \$2,250.00                | \$6,236.79                                  | \$6,500.00                | \$6,500.00                |
| 42   | Printing Expense                       | \$4,000.00                          | \$1,930.79                      | \$1,000.00                | \$2,930.79                                  | \$3,500.00                | \$3,500.00                |
| 43   | <b>TOTAL Office Expenses</b>           | <b>\$10,000.00</b>                  | <b>\$7,347.24</b>               | <b>\$3,850.00</b>         | <b>\$11,197.24</b>                          | <b>\$12,200.00</b>        | <b>\$12,200.00</b>        |
| 44   | <b>TOTAL Administrative Expenses</b>   | <b>\$30,500.00</b>                  | <b>\$27,895.24</b>              | <b>\$4,150.00</b>         | <b>\$32,045.24</b>                          | <b>\$36,700.00</b>        | <b>\$36,700.00</b>        |
| 45   | <b>TOTAL EXPENSES</b>                  | <b>\$172,900.00</b>                 | <b>\$149,971.97</b>             | <b>\$22,780.00</b>        | <b>\$172,751.97</b>                         | <b>\$193,600.00</b>       | <b>\$193,600.00</b>       |
| 46   | <b>TOTAL INCOME (-) TOTAL EXPENSES</b> | <b>\$10,535.00</b>                  | <b>\$37,138.45</b>              |                           | <b>\$18,678.45</b>                          | <b>\$2,825.00</b>         | <b>\$340.00</b>           |
|      | <b>Playground Reserve Fund</b>         | <b>\$10,000.00</b>                  |                                 |                           |                                             | <b>\$10,000.00</b>        | <b>\$10,000.00</b>        |