

COUNTRYLANE WOODS II 2023 BUDGET PROJECTIONS

Countrylane Woods II Homeowners Assoc., Inc.

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Fellow Residents:

Once again, it's that time of the year for CLWII budget discussions, decisions, and voting.

Each year we review our projected expenses and income to determine our budget. Our goal is to match income and expenses as closely as possible. Page 2 of this letter provides the details for the 2023 Budget, as well as, the projected expenses and income for 2022. The 2023 budget reflects the trustees' best estimate of income and expenses.

Expenses for 2022 are projected to be \$153,061 versus a projected income of \$158,963. Expenses are the costs for the subdivision to operate, administer and maintain the clubhouse, common grounds, and pool for the year. These expenses are listed in detail on Page 2. Income is generated from assessments, rental of the clubhouse, and interest income.

For 2023 we are proposing two budget options: "A" or "B".

Option "A" is an Assessment of \$340.00, which is a \$20 increase from the 2022 assessment. This option allows for normal and expected expenditures, as well as, would provide the likely necessary funding for maintaining and updating our aging clubhouse, pool, pool area, and playground. In addition, we are forecasting increased pool maintenance and insurance expenses for next year. **We encourage you to approve this option.**

Option "B" is an Assessment of \$330.00, which represents a \$10 increase from the 2022 assessment, for normal and expected expenditures necessary for maintenance of the clubhouse, common grounds, and pools.

You will receive a postcard in November reminding you to vote. Please bring this postcard with you as it will also act as a ballot and make the process faster for all. If you lose the ballot/postcard, we will have some blank ballots for you to use at the clubhouse. **Voting will take place at the clubhouse from 6:00 to 7:30 P.M. on Monday, December 12th. You must vote in person.** If you have special voting requirement needs, please contact us at the above phone number or email address prior to December 1, 2022.

The Trustees of Countrylane Woods II appreciate the continued support and confidence you have provided over the years.

Your Trustees,

Eric Ruegg, Will Armon, Cindy Lyons, Nikki Buechler, and Murray Hoyt

COUNTRYLANE WOODS II 2023 BUDGET PROJECTIONS

LINE	INCOME	2022 BUDGET	2022 ACTUAL	2022	2022 INC & EXP	2023 BUDGET	2023 BUDGET
		INC & EXP @ \$320	INC & EXP YTD as of 9/30/2022	OCT to DEC EST	ESTIMATE OF TOTAL YEAR	@ \$340	@ \$330
						A	B
01	05-Interest Assessment	\$400.00	\$431.81	\$50.00	\$481.81	\$400.00	\$400.00
02	12-Collections - Assessment	\$156,610.00	\$154,466.22	\$800.00	\$155,266.22	\$166,010.00	\$161,310.00
03	27-Lien Recording - Assessment	\$275.00	\$80.00	\$50.00	\$130.00	\$275.00	\$275.00
04	Club House Rental	\$1,500.00	\$2,028.00	\$250.00	\$2,278.00	\$2,000.00	\$2,000.00
05	Interest Income	\$1,000.00	\$557.42	\$250.00	\$807.42	\$1,000.00	\$1,000.00
06	Other Income	\$500.00				\$250.00	\$250.00
07	TOTAL INCOME	\$160,285.00	\$157,563.45	\$1,400.00	\$158,963.45	\$169,935.00	\$165,235.00
EXPENSES							
Service Expenses							
08	22-Comissions - Assessment	\$5,900.00	\$5,808.71	\$300.00	\$6,108.71	\$5,900.00	\$5,900.00
09	23-Charges - Assessment		\$369.26	\$30.00	\$399.26		
10	Bank Service Charge						
11	TOTAL Service Expenses	\$5,900.00	\$6,177.97	\$330.00	\$6,507.97	\$5,900.00	\$5,900.00
Clubhouse Expenses							
12	Club House Utilities						
13	Electric	\$6,000.00	\$4,335.05	\$1,100.00	\$5,435.05	\$6,000.00	\$6,000.00
14	Natural Gas	\$1,000.00	\$719.87	\$200.00	\$919.87	\$1,000.00	\$1,000.00
15	Sewer	\$1,000.00	\$722.14	\$200.00	\$922.14	\$1,000.00	\$1,000.00
16	Telephone - Office	\$3,000.00	\$2,256.36	\$600.00	\$2,856.36	\$3,000.00	\$3,000.00
17	Trash Pickup	\$3,300.00	\$2,814.50	\$550.00	\$3,364.50	\$3,300.00	\$3,300.00
18	Water	\$2,800.00	\$2,110.34	\$500.00	\$2,610.34	\$2,800.00	\$2,800.00
19	TOTAL Club House Utilities	\$17,100.00	\$12,958.26	\$3,150.00	\$16,108.26	\$17,100.00	\$17,100.00
20	Club House Maintenance	\$6,000.00	\$5,050.52	\$1,000.00	\$6,050.52	\$6,000.00	\$6,000.00
21	Clubhouse Repair						
22	TOTAL Clubhouse Expenses	\$23,100.00	\$18,008.78	\$4,150.00	\$22,158.78	\$23,100.00	\$23,100.00
Common Ground Expenses							
23	Common Ground Repair						
24	Common Ground Maintenance	\$12,500.00	\$4,958.59	\$2,500.00	\$7,458.59	\$12,500.00	\$12,500.00
25	Common Ground Mowing	\$15,000.00	\$11,895.00	\$2,500.00	\$14,395.00	\$15,000.00	\$15,000.00
26	Common Ground Tree Removal	\$10,000.00	\$5,535.00	\$7,500.00	\$13,035.00	\$10,000.00	\$10,000.00
27	TOTAL Common Ground Expenses	\$37,500.00	\$22,388.59	\$12,500.00	\$34,888.59	\$37,500.00	\$37,500.00
Pool Expenses							
28	Pool Improvements						
29	Pool Maintenance	\$5,000.00	\$6,343.61	\$10,000.00	\$16,343.61	\$8,000.00	\$8,000.00
30	Pool Operation	\$50,000.00	\$48,200.00		\$48,200.00	\$52,000.00	\$52,000.00
31	Pool Repair & Projects	\$3,000.00				\$7,000.00	\$7,000.00
32	TOTAL Pool Expenses	\$58,000.00	\$54,543.61	\$10,000.00	\$64,543.61	\$67,000.00	\$67,000.00
Administrative Expenses							
33	Insurance Expenses						
34	Liability Ins & Trustee Bonding	\$14,500.00	\$14,496.00		\$14,496.00	\$15,500.00	\$15,500.00
35	Workmans Comp	\$2,000.00	\$1,776.00		\$1,776.00	\$2,500.00	\$2,500.00
36	TOTAL Insurance Expenses	\$16,500.00	\$16,272.00		\$16,272.00	\$18,000.00	\$18,000.00
37	Legal Expenses	\$2,500.00	\$325.00	\$325.00	\$650.00	\$2,500.00	\$2,500.00
38	TOTAL Legal Expenses	\$2,500.00	\$325.00	\$325.00	\$650.00	\$2,500.00	\$2,500.00
39	Office Expenses						
40	Mailing & Postage	\$2,500.00	\$225.00	\$100.00	\$325.00	\$2,500.00	\$2,500.00
41	Misc. Office Expenses & Events	\$5,000.00	\$3,782.24	\$300.00	\$4,082.24	\$5,000.00	\$5,000.00
42	Printing Expense	\$3,000.00	\$2,633.51	\$1,000.00	\$3,633.51	\$3,000.00	\$3,000.00
43	TOTAL Office Expenses	\$10,500.00	\$6,640.75	\$1,400.00	\$8,040.75	\$10,500.00	\$10,500.00
44	TOTAL Administrative Expenses	\$29,500.00	\$23,237.75	\$1,725.00	\$24,962.75	\$31,000.00	\$31,000.00
45	TOTAL EXPENSES	\$154,000.00	\$124,356.70	\$28,705.00	\$153,061.70	\$164,500.00	\$164,500.00
46	TOTAL INCOME (-) TOTAL EXPENSES	\$6,285.00			\$5,901.75	\$5,435.00	\$735.00
	Playground Reserve Fund	\$10,000.00					

Account balance information can be found on our website in the monthly homeowner/trustee meeting minutes.