

# COUNTRYLANE WOODS II 2024 BUDGET PROJECTIONS

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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 2024 Budget, as well as, the projected expenses and income for 2023. The 2024 budget reflects the trustees' best estimate of income and expenses.

Expenses for 2023 are projected to be \$184,506 versus a projected income of \$179,176. 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 2024 we are proposing two budget options: "A" or "B".**

**Option "A" is an Assessment of \$340.00, which is a \$0 increase from the 2023 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.

**Option "B" is an Assessment of \$350.00, which represents a \$10 increase from the 2023 assessment,** for normal and expected expenditures necessary for maintenance of the clubhouse, common grounds, and pools. **Additionally, this option will provide \$5,000 for the Playground Reserve Fund.** These funds will go to increase the Playground Reserve Fund which we hope to fully fund over the next several years. This fund will enable us to make substantial improvements to the playground area in a few years. Today, the Playground Reserve Fund balance is \$10,000.

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 11<sup>th</sup>.** **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, 2023.

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 2024 BUDGET PROJECTIONS

LINE	INCOME	2023 BUDGET	2023 ACTUAL	2023	2023 INC & EXP	2024 BUDGET	2024 BUDGET
		INC & EXP @ \$340	INC & EXP YTD as of 9/30/2023	OCT to DEC EST	ESTIMATE OF TOTAL YEAR	@ \$340	@ \$350
		I				A	B
01	05-Interest Assessment	\$400.00	\$476.95	\$100.00	\$576.95	\$400.00	\$400.00
02	12-Collections - Assessment	\$166,010.00	\$165,220.04	\$5,000.00	\$170,220.04	\$166,010.00	\$170,710.00
03	27-Lien Recording - Assessment	\$275.00	\$66.00	\$20.00	\$86.00	\$275.00	\$275.00
04	Club House Rental	\$2,000.00	\$2,600.00	\$800.00	\$3,400.00	\$3,000.00	\$3,000.00
05	Interest Income	\$1,000.00	\$3,693.23	\$1,200.00	\$4,893.23	\$4,000.00	\$4,000.00
06	Other Income	\$250.00				\$250.00	\$250.00
07	<b>TOTAL INCOME</b>	<b>\$169,935.00</b>	<b>\$172,056.22</b>	<b>\$7,120.00</b>	<b>\$179,176.22</b>	<b>\$173,935.00</b>	<b>\$178,635.00</b>
<b>EXPENSES</b>							
<b>Service Expenses</b>							
08	22-Comissions - Assessment	\$5,900.00	\$6,240.85	\$300.00	\$6,540.85	\$5,900.00	\$5,900.00
09	23-Charges - Assessment		\$637.11	\$30.00	\$667.11		
10	Bank Service Charge						
11	<b>TOTAL Service Expenses</b>	<b>\$5,900.00</b>	<b>\$6,877.96</b>	<b>\$330.00</b>	<b>\$7,207.96</b>	<b>\$5,900.00</b>	<b>\$5,900.00</b>
<b>Clubhouse Expenses</b>							
12	Club House Utilities						
13	Electric	\$6,000.00	\$3,744.65	\$1,100.00	\$4,844.65	\$5,500.00	\$5,500.00
14	Natural Gas	\$1,000.00	\$757.42	\$200.00	\$957.42	\$1,000.00	\$1,000.00
15	Sewer	\$1,000.00	\$560.52	\$200.00	\$760.52	\$1,000.00	\$1,000.00
16	Telephone - Office	\$3,000.00	\$2,276.39	\$600.00	\$2,876.39	\$3,000.00	\$3,000.00
17	Trash Pickup	\$3,300.00	\$2,698.22	\$550.00	\$3,248.22	\$3,300.00	\$3,300.00
18	Water	\$2,800.00	\$2,665.23	\$500.00	\$3,165.23	\$3,200.00	\$3,200.00
19	<b>TOTAL Club House Utilities</b>	<b>\$17,100.00</b>	<b>\$12,702.43</b>	<b>\$3,150.00</b>	<b>\$15,852.43</b>	<b>\$17,000.00</b>	<b>\$17,000.00</b>
20	Club House Maintenance	\$6,000.00	\$4,887.48	\$1,000.00	\$5,887.48	\$6,000.00	\$6,000.00
21	Clubhouse Repair						
22	<b>TOTAL Clubhouse Expenses</b>	<b>\$23,100.00</b>	<b>\$17,589.91</b>	<b>\$4,150.00</b>	<b>\$21,739.91</b>	<b>\$23,000.00</b>	<b>\$23,000.00</b>
<b>Common Ground Expenses</b>							
23	Common Ground Repair						
24	Common Ground Maintenance	\$12,500.00	\$7,360.11	\$2,000.00	\$9,360.11	\$12,500.00	\$12,500.00
25	Common Ground Mowing	\$15,000.00	\$12,225.00	\$3,000.00	\$15,225.00	\$15,000.00	\$15,000.00
26	Common Ground Tree Removal	\$10,000.00	\$10,050.00	\$2,500.00	\$12,550.00	\$10,000.00	\$10,000.00
27	<b>TOTAL Common Ground Expenses</b>	<b>\$37,500.00</b>	<b>\$29,635.11</b>	<b>\$7,500.00</b>	<b>\$37,135.11</b>	<b>\$37,500.00</b>	<b>\$37,500.00</b>
<b>Pool Expenses</b>							
28	Pool Improvements						
29	Pool Maintenance	\$8,000.00	\$12,373.43	\$6,000.00	\$18,373.43	\$8,000.00	\$8,000.00
30	Pool Operation	\$52,000.00	\$65,116.25		\$65,116.25	\$60,000.00	\$60,000.00
31	Pool Repair & Projects	\$7,000.00	\$13,389.00		\$13,389.00	\$8,000.00	\$8,000.00
32	<b>TOTAL Pool Expenses</b>	<b>\$67,000.00</b>	<b>\$90,878.68</b>	<b>\$6,000.00</b>	<b>\$96,878.68</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	\$14,356.00		\$14,356.00	\$15,500.00	\$15,500.00
35	Workmans Comp	\$2,500.00	\$2,361.00		\$2,361.00	\$2,500.00	\$2,500.00
36	<b>TOTAL Insurance Expenses</b>	<b>\$18,000.00</b>	<b>\$16,717.00</b>		<b>\$16,717.00</b>	<b>\$18,000.00</b>	<b>\$18,000.00</b>
37	Legal Expenses	\$2,500.00		\$300.00	\$300.00	\$2,500.00	\$2,500.00
38	<b>TOTAL Legal Expenses</b>	<b>\$2,500.00</b>		<b>\$300.00</b>	<b>\$300.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>
39	Office Expenses						
40	Mailing & Postage	\$2,500.00	\$13.34		\$13.34	\$1,000.00	\$1,000.00
41	Misc. Office Expenses & Events	\$5,000.00	\$2,084.33	\$250.00	\$2,334.33	\$5,000.00	\$5,000.00
42	Printing Expense	\$3,000.00	\$1,179.80	\$1,000.00	\$2,179.80	\$4,000.00	\$4,000.00
43	<b>TOTAL Office Expenses</b>	<b>\$10,500.00</b>	<b>\$3,277.47</b>	<b>\$1,250.00</b>	<b>\$4,527.47</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>
44	<b>TOTAL Administrative Expenses</b>	<b>\$31,000.00</b>	<b>\$19,994.47</b>	<b>\$1,550.00</b>	<b>\$21,544.47</b>	<b>\$30,500.00</b>	<b>\$30,500.00</b>
45	<b>TOTAL EXPENSES</b>	<b>\$164,500.00</b>	<b>\$164,976.13</b>	<b>\$19,530.00</b>	<b>\$184,506.13</b>	<b>\$172,900.00</b>	<b>\$172,900.00</b>
46	<b>TOTAL INCOME (-) TOTAL EXPENSES</b>	<b>\$5,435.00</b>			<b>-\$5,329.91</b>	<b>\$1,035.00</b>	<b>\$735.00</b>
	<b>Playground Reserve Fund</b>	<b>\$10,000.00</b>				<b>\$10,000.00</b>	<b>\$15,000.00</b>

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