

**COUNTRYBROOK MEADOWS
2023 OPERATING BUDGET**

	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
INCOME:													
5000 Residential Assessments	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$3,012.00	\$36,144.00
5001 Delinquent Income	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$164.00	\$1,968.00
5003 Misc Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING INCOME	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$3,176.00	\$38,112.00
9520 RESERVE	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
TOTAL OPERATING AND RESERVE	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$2,676.00	\$32,112.00

EXPENSES

MAINTENANCE & REPAIR:

8010 Landscape Contract	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$345.00	\$4,140.00
8250 Landscape Overseed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	\$350.00
8065 Pool Repairs	\$125.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00	\$750.00
8060 Pool/Spa Contract	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$6,300.00
8059 Pool Area Cleaning	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00
8080 Misc Repairs/Maintenance	\$150.00	\$0.00	\$100.00	\$150.00	\$0.00	\$100.00	\$150.00	\$0.00	\$100.00	\$150.00	\$0.00	\$100.00	\$1,000.00
8690 Pool/Spa Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	\$0.00	\$0.00	\$0.00	\$495.00
TOTAL MAINTENANCE & REPAIRS	\$1,195.00	\$920.00	\$1,145.00	\$1,070.00	\$1,045.00	\$1,020.00	\$1,195.00	\$1,415.00	\$1,145.00	\$1,420.00	\$1,045.00	\$1,020.00	\$13,635.00

PARTS & SUPPLIES:

8270 Sprinkler / Irrigation Parts and Repair	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00
8230 Landscaping Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8260 Pool Supplies/Pool Furniture	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
TOTAL PARTS & SUPPLIES	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00

UTILITIES:

8410 Electricity	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$5,400.00
8460 Water Landscape	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
TOTAL UTILITIES	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$7,200.00

ADMINISTRATIVE:

8610 Legal & Accounting	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$300.00
8611 Collections	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
86112 Lien Expense	\$32.00	\$0.00	\$32.00	\$0.00	\$32.00	\$0.00	\$32.00	\$0.00	\$32.00	\$0.00	\$32.00	\$0.00	\$192.00
8612 Annual Audit/Compliance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
8680 Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.00	\$0.00	\$6.00

**COUNTRYBROOK MEADOWS
2023 OPERATING BUDGET**

8681 Income Taxes	\$0.00	\$50.00	\$0.00	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$325.00
8660 Management	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$662.00	\$7,944.00
8640 Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00
8662 Meeting Room	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8663 Community Notices/Website	\$650.00	\$125.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150.00
8665 Copies	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$480.00
8670 Records/Storage	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00
8666 Postage	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$180.00
8661 Statements	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$110.00	\$1,320.00
TOTAL ADMINISTRATIVE	\$1,669.00	\$1,112.00	\$1,019.00	\$1,212.00	\$1,144.00	\$1,062.00	\$2,394.00	\$1,062.00	\$1,019.00	\$937.00	\$1,150.00	\$937.00	\$1,150.00	\$937.00	\$1,150.00	\$14,717.00

TOTAL OPERATING EXPENSES	\$3,574.00	\$2,742.00	\$2,874.00	\$2,992.00	\$2,899.00	\$2,792.00	\$4,299.00	\$3,187.00	\$2,874.00	\$3,067.00	\$2,905.00	\$2,667.00	\$2,667.00	\$9.00	\$36,872.00
NET OPER PROFIT/LOSS	(\$898.00)	(\$66.00)	(\$198.00)	(\$316.00)	(\$223.00)	(\$116.00)	(\$1,623.00)	(\$511.00)	(\$198.00)	(\$391.00)	(\$229.00)	\$9.00	(\$4,760.00)		

RESERVE ALLOCATIONS:

9510 Interest Income	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$96.00
9520 Reserve Transfer	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
9520 Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserve and Expense	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$508.00	\$6,096.00

NET PROFIT/LOSS	(\$390.00)	\$442.00	\$310.00	\$192.00	\$285.00	\$392.00	(\$1,115.00)	(\$3.00)	\$310.00	\$117.00	\$279.00	\$517.00	\$1,336.00		
------------------------	-------------------	-----------------	-----------------	-----------------	-----------------	-----------------	---------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-------------------	--	--

ASSUMPTIONS:

- 90 Units Assessment \$37.50 Monthly - NO INCREASE for 2023
- Reserve Contribution - \$500/mo - No change
- Landscape Contract increased to \$345 monthly as of April 2022
- Landscape Overseed - Added line item to track expense going forward
- Pool Cleaning/Janitorial - No change.
- Management Fee - No change for 2023
- Statements - AZ Statute passed in 2019 - Statements must be sent monthly per the CC&Rs. Coupon books can no longer be used.
- Water based on 2022 usage
- Electric based on 2022 usage
- Collection Costs - Based on 2022 actuals
- Pool Repairs - No change

Loni Gerber
SIGNATURE

11/29/2022
DATE