

**COUNTRYBROOK MEADOWS
2024 DRAFT BUDGET**

	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
INCOME:													
5000 Residential Assessments	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$40,500.00
5001 Delinquent 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
5003 Misc Income	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$40.00
TOTAL OPERATING INCOME	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,395.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,375.00	\$3,395.00	\$3,375.00	\$3,375.00	\$40,540.00
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	\$2,875.00	\$2,875.00	\$2,875.00	\$2,875.00	\$2,895.00	\$2,875.00	\$2,875.00	\$2,875.00	\$2,875.00	\$2,895.00	\$2,875.00	\$2,875.00	\$34,540.00

EXPENSES													
MAINTENANCE & REPAIR:													
8010 Landscape Contract	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$362.00	\$4,344.00
8250 Landscape Overseed	\$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
8065 Pool Repairs	\$125.00	\$175.00	\$125.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00	\$125.00	\$750.00	\$125.00	\$0.00	\$1,675.00
8060 Pool/Spa Contract	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$4,500.00
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	\$152.00	\$100.00	\$100.00	\$150.00	\$100.00	\$100.00	\$150.00	\$100.00	\$100.00	\$150.00	\$100.00	\$100.00	\$1,402.00
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	\$1,064.00	\$1,062.00	\$1,012.00	\$937.00	\$1,012.00	\$887.00	\$1,062.00	\$1,382.00	\$1,012.00	\$1,687.00	\$1,012.00	\$887.00	\$13,016.00

PARTS & SUPPLIES:													
8270 Sprinkler / Irrigation Parts and Repair	\$20.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00	\$120.00
8230 Landscaping Supplies	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
8260 Pool Supplies/Pool Furniture	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$640.00
TOTAL PARTS & SUPPLIES	\$190.00	\$20.00	\$40.00	\$20.00	\$40.00	\$20.00	\$190.00	\$100.00	\$120.00	\$100.00	\$120.00	\$100.00	\$1,060.00

UTILITIES:													
8410 Electricity	\$500.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$5,450.00
8460 Water Landscape	\$75.00	\$75.00	\$75.00	\$75.00	\$200.00	\$200.00	\$250.00	\$300.00	\$200.00	\$75.00	\$75.00	\$75.00	\$1,675.00
TOTAL UTILITIES	\$575.00	\$525.00	\$525.00	\$525.00	\$650.00	\$650.00	\$700.00	\$750.00	\$650.00	\$525.00	\$525.00	\$525.00	\$7,125.00

ADMINISTRATIVE:													
8610 Legal & Accounting	\$50.00	\$100.00	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$50.00	\$50.00	\$100.00	\$0.00	\$0.00	\$650.00
8611 Collections	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$540.00
8667 Website	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$336.00
86112 Lien 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
8612 Annual Audit/Compilation	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	\$0.00	\$650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$925.00
8680 Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00

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8681 Income Taxes	\$0.00	\$50.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00
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	\$7,944.00
8640 Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$775.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,025.00
8662 Meeting Room	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
8663 Community Notices/Newsletters	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$150.00
8665 Copies	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00
8670 Records/Storage	\$26.00	\$26.00	\$26.00	\$58.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$360.00
8666 Postage	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00
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	\$1,320.00
TOTAL ADMINISTRATIVE	\$991.00	\$1,041.00	\$991.00	\$1,308.00	\$943.00	\$1,068.00	\$2,468.00	\$1,068.00	\$943.00	\$1,043.00	\$918.00	\$893.00	\$13,675.00

TOTAL OPERATING EXPENSES	\$2,820.00	\$2,648.00	\$2,568.00	\$2,790.00	\$2,645.00	\$2,625.00	\$4,420.00	\$3,300.00	\$2,725.00	\$3,355.00	\$2,575.00	\$2,405.00	\$34,876.00
NET OPER PROFIT/LOSS	\$55.00	\$227.00	\$307.00	\$85.00	\$250.00	\$250.00	(\$1,545.00)	(\$425.00)	\$150.00	(\$460.00)	\$300.00	\$470.00	(\$336.00)

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	\$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	\$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
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	\$6,096.00

NET PROFIT/LOSS	\$563.00	\$735.00	\$815.00	\$593.00	\$758.00	\$758.00	(\$1,037.00)	\$83.00	\$658.00	\$48.00	\$808.00	\$978.00	\$5,760.00
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ASSUMPTIONS:

- 90 Units Assessment \$37.50 Monthly - NO INCREASE for 2024
- Reserve Contribution - \$500/mo - No change
- Delinquent Income non-budgeted item
- Landscape Contract increased to \$362/monthly - approved by BOD
- Landscape Overseed - Added line item to track expense going forward
- Pool Cleaning/Janitorial - No change.
- Management Fee - No change for 2024
- 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 2023 usage
- Electric based on 2023 usage
- Collection Costs - No change from 2023 budget
- Pool Repairs - Increase for pool clubhouse painting
- Website added for 2024

SIGNATURE

DATE

7/1/2024