

## Owners Association at Country Lakes Inc.

### 2021 Budget Resolution

The Board of Directors for Owners Association at Country Lakes Inc.  
resolves to adopt the 2021 Operating Budget as listed below:

#### OPERATING FUND

##### Operating Revenue

Acct	Description	2021 Budget
4110	Homeowner Dues	887,581
4230	Working Capital Contribution	4,831
4340	Pool Access Card Income	300
4510	Late Fee Income	3,800
4512	Delinquency Processing Fees	10,000
4530	NSF Fees	140
4810	Interest Income	1,800
4950	Gas Lease Revenue	50
	<b>Total Operating Revenue</b>	<b>\$ 908,502</b>

##### Expenses

##### Utilities

Acct	Description	2021 Budget
5110	Electric	76,000
5120	Water	25,000
5130	Telephone/Modem	4,220
5140	Gas	200
	<b>Total Utilities</b>	<b>\$ 105,420</b>

##### Landscape Maintenance

Acct	Description	2021 Budget
5210	Landscape Maintenance Contract	223,997
5225	Resident Lot Mows	100
5240	Landscape Maint/Repair	1,000
5241	Common Area Repairs/Replacement	1,000
5245	Landscape Improvements/Upgrades	5,000
5255	Tree and Shrub Replacement	500
5256	Tree Removal	11,500
5260	Irrigation Repairs	20,000
	<b>Total Landscape Maintenance</b>	<b>\$ 263,097</b>



# Owners Association at Country Lakes Inc.

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### Common Area Maintenance

Acct	Description	2021 Budget
5510	Fence and Wall Maintenance	5,000
5520	Lake Maintenance Contract	13,500
5522	Lake Chemicals/Repairs	4,000
5525	Fountain Maintenance Contract	6,500
5526	Fountain Repairs	10,105
5528	Well Maintenance	3,200
5540	Lights Maintenance	500
5554	Playground Maint/Repair	3,000
5580	Pest Control	1,721
5590	Holiday Decoration	500
5599	Common Area Miscellaneous Expense	1,500
	<b>Total Common Area Maintenance</b>	<b>\$ 49,526</b>

### Amenity Center/Pool Maintenance

Acct	Description	2021 Budget
6110	Pool Contract Maintenance	22,000
6115	Pool Supplies & Equip	300
6120	Pool Repairs & Maint	8,000
6126	Pool Cabana Repairs and Maintenance	2,000
6130	Access Cards	375
6135	Access System Repairs/Maint	1,000
6140	Pool/Amenities Janitorial Service	13,000
6185	Pool Permits	162
	<b>Total Amenity Center/Pool Maintenance</b>	<b>\$ 46,837</b>

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#### General & Administrative

Acct	Description	2021 Budget
7110	Professional Mgmt Fee	37,619
7120	Admin Supplies/Expenses	8,000
7125	On-Site Office Supplies	500
7210	Annual Rev/Tax Return	500
7220	Delinquency Processing Exp	10,000
7235	Legal Expenses - Board	3,000
7240	IT Support	2,100
7320	Website Maintenance	227
7520	Meetings Expense	500
<b>Total General &amp; Administrative</b>		<b>\$ 62,446</b>

#### Committees

Acct	Description	2021 Budget
7820	Social	6,000
7850	Flag	125
<b>Total Committees</b>		<b>\$ 6,125</b>

#### Insurance & Taxes

Acct	Description	2021 Budget
7910	Director and Officers Insurance	3,500
7920	TX Comm. Property Policy	19,987
7930	Excess Liability Insurance	1,641
7940	Crime Insurance	400
7950	Workers Compensation Insurance	314
7953	Deductible	1,000
7960	Property Taxes	200
7980	Federal Income Taxes	734
<b>Total Insurance &amp; Taxes</b>		<b>\$ 27,776</b>

#### Onsite Employees

Acct	Description	2021 Budget
8100	On-Site Management	102,613
<b>Total Onsite Employees</b>		<b>\$ 102,613</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 663,840</b>



## Owners Association at Country Lakes Inc.

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#### Reserve Transfers

Acct	Description	2021 Budget
9110	Transfer To Reserve	113,933
	<b>Total Reserve Transfers</b>	<b>\$ 113,933</b>

**TOTAL EXPENSES \$ 777,773**

**OPERATING NET INCOME (LOSS) \$ 130,729**

#### RESERVE FUND

##### Reserve Fund Revenue

Acct	Description	2021 Budget
9205	Reserve Fund Interest Income	761
9210	Reserve Fund Contribution	113,933
	<b>Total Reserve Fund Revenue</b>	<b>\$ 114,694</b>

##### Reserve Fund Expenses

Acct	Description	2021 Budget
9305	Reserve Fund Expense	12,000
9325	HVAC Mini Split Replace	3,000
9335	Lake Pump Fountain Replace	3,500
9345	Replace South Playground	80,000
9355	Replace Wall Panels John Paine RD	20,000
	<b>Total Reserve Fund Expenses</b>	<b>\$ 118,500</b>

**NET RESERVE FUND INCOME (LOSS) \$ (3,806)**

<b>Total Operating Fund Revenue</b>	<b>\$</b>	<b>908,502</b>
<b>Net Operating Fund Income (Loss)</b>	<b>\$</b>	<b>130,729</b>
<b>Net Reserve Fund Income (Loss)</b>	<b>\$</b>	<b>(3,806)</b>
<b>Combined Fund Net Income (Loss)</b>	<b>\$</b>	<b>126,923</b>

Approved by the Owners Association at  
Country Lakes Board of Directors  
10.30.20