

Town Country Village HOA
Approved Budget 2023-24
September 2023 through August 2024

	Estimated 2022-23 Budget	2022-23 Annual Budget	2023-24 Budget
Ordinary Income/Expense			
Income			
4-10000 · Revenue			
4-10001 · Monthly Dues	1,643,833.33	1,644,432.00	1,782,708.00
4-10002 · Assessments/Fines	0.00	0.00	
4-10003 · Late Fees & Interest	16,430.52	10,000.00	10,000.00
4-10004 · Transfer Fees	10,000.00	12,000.00	10,000.00
4-10005 · Operating Fund Interest	4,000.00	0.00	
4-10007 · Allocable Revenue	12,000.00	0.00	
4-9999 · Uncategorized Income	0.00	0.00	
Total 4-10000 · Revenue	1,686,263.85	1,666,432.00	1,802,708.00
Total Income	1,686,263.85	1,666,432.00	1,802,708.00
Expense			
6-10000 · Expenses			
6-11000 · Personnel			
6-11001 · HOA Manager Wages	89,482.92	86,000.00	90,000.00
6-11002 · ARC Inspector Wages	3,841.88	3,500.00	3,500.00
6-11003 · Office Assistant Wages	10,618.50	7,000.00	8,000.00
6-11004 · Townhome Mtnc Wages	8,771.87	6,000.00	8,000.00
6-11005 · Grounds Mtnc Wages	2,375.51	7,000.00	7,000.00
6-11006 · Pool Mtnc Wages	0.00	1,000.00	1,000.00
Total 6-11000 · Personnel	115,090.67	110,500.00	117,500.00
6-11200 · Payroll Expenses			
6-11201 · Social Security & Medicare	8,500.02	8,500.00	9,000.00
6-11202 · Unemployment	600.00	600.00	600.00
6-11204 · Federal Unemployment	50.00	0.00	50.00
6-11200 · Payroll Expenses - Other	0.00	0.00	
Total 6-11200 · Payroll Expenses	9,150.02	9,100.00	9,650.00
6-11300 · Benefits			
6-11301 · Retirement	2,599.98	2,600.00	2,700.00
6-11302 · Employee Health Insurance	2,500.02	2,500.00	3,000.00
Total 6-11300 · Benefits	5,100.00	5,100.00	5,700.00
6-12000 · Legal			
6-12001 · Consulting / Review	3,000.00	4,500.00	2,000.00
6-12002 · Legal Collection Costs Attorney	1,333.32	2,000.00	1,500.00
6-12003 · Legal Costs Other	333.32	500.00	3,000.00
Total 6-12000 · Legal	4,666.64	7,000.00	6,500.00
6-13000 · Insurance Premiums			
6-13001 · Property Insurance	282,000.00	282,000.00	282,000.00
6-13002 · Workman's Compensation	475.00	550.00	600.00
6-13003 · Office Rental Insurance	475.00	550.00	550.00
6-13000 · Insurance Premiums - Other	0.00	0.00	
Total 6-13000 · Insurance Premiums	282,950.00	283,100.00	283,150.00
6-14000 · Transfer to Reserve Account	309,672.00	309,672.00	339,732.00
6-15000 · Administrative (Other Than Emp)			
6-1460 · Computer Expenses	3,743.57	800.00	800.00
6-15001 · Postage, Office Supplies	5,685.59	2,000.00	3,500.00
6-15003 · Office Equipment	0.00	1,500.00	1,500.00
6-15004 · General Supplies	1,462.67	2,000.00	1,500.00
6-15005 · Office Rental	11,112.00	11,200.00	11,200.00
6-15006 · Other / Misc	10,154.22	2,000.00	2,524.00
6-15007 · Audit	0.00	3,000.00	3,000.00
6-15008 · Bank Fees	9,441.66	6,000.00	6,000.00
6-15009 · Community Events	825.00	2,800.00	2,800.00
6-15021 · Telephone & Pagers	1,986.96	2,500.00	2,500.00
6-15022 · Internet			
6-15023 · Office Internet	1,123.19	1,400.00	1,400.00
6-15024 · Pool Internet	918.00	1,000.00	1,000.00
Total 6-15022 · Internet	2,041.19	2,400.00	2,400.00
6-1750 · Printing Costs	108.68	0.00	1,000.00
Total 6-15000 · Administrative (Other Than Emp)	46,561.52	36,200.00	38,724.00
6-20000 · Building Maintenance			
6-20001 · Contract Labor	37,121.25	26,000.00	30,000.00
6-20002 · Materials	0.00	4,000.00	4,000.00
6-20003 · Roof Repairs	23,846.99	1,000.00	3,257.00
6-20004 · Lighting Maintenance	472.50	2,000.00	2,000.00
6-20005 · Pest Control	0.00	1,000.00	1,000.00
6-20006 · Painting	0.00	1,000.00	1,000.00
6-20007 · Contractor Total Job	0.00	2,000.00	2,000.00
6-20000 · Building Maintenance - Other	0.00	0.00	
Total 6-20000 · Building Maintenance	61,440.74	37,000.00	43,257.00
6-30000 · Grounds Maintenance			
6-30001 · Landscape Contract	69,652.50	96,500.00	105,745.00
6-30002 · Irrigation Maintenance	2,595.02	5,000.00	5,000.00

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6-30003 · Plants, Trees, Shrubs, Etc.	1,800.00	5,000.00	1,000.00
6-30004 · Snow Removal	83,505.17	60,000.00	60,000.00
6-30005 · Fence Repair	741.00	0.00	750.00
6-30006 · Other Grounds Costs	13,082.49	11,410.00	10,200.00
Total 6-30000 · Grounds Maintenance	171,376.18	177,910.00	182,695.00
6-40000 · Pool Maintenance			
6-40001 · Pool Maintenance	5,000.00	7,000.00	7,000.00
6-40002 · Pool Supplies	840.00	4,200.00	4,200.00
6-40003 · Pool Repairs	500.00	600.00	600.00
Total 6-40000 · Pool Maintenance	6,340.00	11,800.00	11,800.00
6-50000 · Utilities			
6-50001 · Trash Removal	170,818.62	137,500.00	135,500.00
6-50002 · Electric			
6-50021 · Pool/Shed	1,800.00	1,800.00	1,950.00
6-50022 · General Lighting	9,400.00	10,000.00	10,000.00
Total 6-50002 · Electric	11,200.00	11,800.00	11,950.00
6-50003 · Gas	2,000.00	2,000.00	2,750.00
6-50004 · Water & Sewer	410,000.00	615,000.00	602,000.00
Total 6-50000 · Utilities	594,018.62	766,300.00	752,200.00
Total 6-10000 · Expenses	1,806,366.37	1,753,682.00	1,802,708.00
6-1979 · Penalties			
Total Expense	1,806,366.37	1,753,682.00	1,802,708.00
Net Ordinary Income	79,897.48	-87,250.00	0.00
Other Income/Expense			
Other Income			
8-25000 · Investment Account Activity			
8-25001 · Dividend Income	0.00	0.00	
8-25003 · Unrealized Gain/Loss	0.00	0.00	
8-25004 · Interest on Investments	0.00	0.00	1,000.00
8-25005 · Capital Gain Distributions			
Total 8-25000 · Investment Account Activity	0.00	0.00	1,000.00
8-30001 · Rental Property Income	16,800.00	25,200.00	
8-60000 · Trnsfr to Reserve Fund from Op	309,672.00	309,672.00	339,732.00
Total Other Income	326,472.00	334,872.00	339,732.00
Other Expense			
8-31000 · Rental Property Expenses			
8-31001 · Property Taxes	2,000.00	2,000.00	
8-31002 · HOA Fees	2,528.00	3,792.00	
8-31003 · Property/Business Insurance	333.36	500.00	
8-31005 · Management Fees	2,400.00	2,400.00	
8-31006 · Rental Repairs	12,000.00	300.00	
8-31007 · Materials	200.00	75.00	
Total 8-31000 · Rental Property Expenses	19,461.36	9,067.00	0.00
8-40000 · Administrative Expenses			
8-40002 · Administrative Fees	0.00	0.00	0.00
Total 8-40000 · Administrative Expenses	0.00	0.00	0.00
8-50000 · Income Taxes			
8-50001 · Federal Taxes	1,000.00	1,000.00	1,000.00
8-50002 · State Taxes	1,000.00	1,000.00	1,000.00
8-50004 · Tax Prep/Consulting	5,000.00	5,000.00	5,000.00
Total 8-50000 · Income Taxes	7,000.00	7,000.00	7,000.00
8-70000 · Reserve Fund Expenses			
8-70001 · Landscaping	20,000.00	30,000.00	30,000.00
8-70002 · Streets	0.00	0.00	
8-70004 · Concrete	6,666.68	10,000.00	10,000.00
8-70006 · Buildings	50,000.00	50,000.00	100,000.00
8-70007 · Fences	24,666.68	37,000.00	40,000.00
8-70008 · Rocks and Ties	50,000.00	75,000.00	15,000.00
8-70009 · Lights/Wiring	0.00	0.00	5,000.00
8-70010 · Other Expenses	200.00	200.00	200.00
8-70011 · Roof & Gutters	4,066.68	6,100.00	6,000.00
8-70012 · Contract Labor	14,000.00	21,000.00	21,000.00
9-9999 · Other Reserve Expenses	0.00	0.00	
Total 8-70000 · Reserve Fund Expenses	169,600.04	229,300.00	227,200.00
9-60000 · Driveway Fund			
9-60002 · Driveway Expenses	14,080.00	21,120.00	21,120.00
Total 9-60000 · Driveway Fund	14,080.00	21,120.00	21,120.00
Total Other Expense	210,141.40	266,487.00	255,320.00
Net Other Income	116,330.60	68,385.00	84,412.00
Net Income	196,228.08	-18,865.00	84,412.00