

# COUNTRYSIDE VILLAS HOMEOWNERS ASSOCIATION

The Board of Directors approved your 2019 Operating Budget on November 19, 2018. The enclosed budget outlines exactly where your assessments (Association dues) are spent to cover projected and fixed costs for the coming year. Please examine the 2019 Assumptions below to gain a better understanding of what each line item entails on your budget.

You're welcome to call (520) 297-0797 to speak directly to your manager should you have questions or require additional information.

## IMPORTANT AUTOPAY INFORMATION

The assessment has not increased and will continue to be \$50.00 per month. Please ensure your records are correct and if you have automatic payments ensure the amount is correct to avoid any unnecessary late fees or charges.

For owners who have set up autopay with the Association's bank, Alliance Bank, you will need to log in to your account and verify your amount. *This is not an automatic process.* If you do not adjust this amount, you may incur late fees and interest. Please contact us should you require assistance.

To adjust an Alliance Bank autopay account:

Go to Cadden.com, and click "Pay My Account" in the upper right of your screen. Select the Alliance Bank option and log in using the credentials for your account. Edit the payment amount to \$50.00 per month.

## COUPON BOOKS

Coupon books are available to owners upon request. There is a nominal \$5.25 charge a coupon book.

## LATE FEES/INTEREST

Recent changes to legal Arizona Statutes (SB-1498 which amended ARS 33-1242) require that your Homeowner's Association provide you notice regarding your assessments. Your assessments are due on the 1st of each calendar month. Payments are considered PAST DUE on the 30th of each month and if unpaid on that date, will result in delinquent charges being added to your account. Unpaid assessments will result in a late fee of \$10.00 being added after the 30th. Additionally, unpaid amounts are subject to interest charges at the rate of 12% per annum. These late charges and interest are allowable under AZ State law and your community's governing documents.

## 2017 BUDGET ASSUMPTIONS

### INCOME

- ❑ **Owner Assessments:** Based upon \$50.00 per month, per Lot.

### EXPENSES

- ❑ **Reserves:** Any unallocated or remaining funds may be transferred to the Reserve Account at year-end.
- ❑ **ACC (Arizona Corporation Commission) Reporting:** Annually filed at a cost of \$10.00; renews the Association's non-profit corporation status.
- ❑ **Income Taxes:** Non-profit organizations pay a minimum tax of \$50.00 to the state. The majority of Association income is considered nontaxable as Exempt Function Income.
- ❑ **Liability Insurance:** Provides liability coverage for the Association and its elected directors and officers.
- ❑ **Backflow Prevention Testing:** Performed annually required by the Arizona Department of Environmental Quality.
- ❑ **Electric:** Utility bill for common area.
- ❑ **Water & Sewer:** Utility bill for common area; covers irrigation.
- ❑ **Trash:** Service cost for Waste Management removal of trash and recycling; includes one bulk pickup per year.
- ❑ **General Maintenance:** Based upon maintenance expenses for the common area.
- ❑ **Landscape Contract:** The regular maintenance of common area landscape.
- ❑ **Irrigation Repair:** Covers unexpected leaks and breaks in the irrigation system.
- ❑ **Accounting/Tax Preparation:** The preparation of the Association's State/Federal tax returns as well as a compilation of the Association's records by a public accountant.
- ❑ **Management Fee:** The monthly contract signed with Cadden Community Management.
- ❑ **Meeting Expenses:** the cost has increased due to no quorum at annual meetings and mailer needing to be sent two times in a year.
- ❑ **Postage:** Based on estimated postage used in 2017.
- ❑ **Copies:** Based upon copies made as required for Association business in 2017.
- ❑ **Legal Expense:** For attorney opinions and work requested by the Board of Directors.
- ❑ **Office Supplies:** Products such as checks for the Operating and Reserve Accounts, envelopes, stationary, and storage boxes for Association files.
- ❑ **Social:** Budgeted to allow for community outreach activities such as socials, gatherings and other events.
- ❑ **Storage:** The cost to store Association files as required, such as financial and tax information.