

**Countrvhouse V Budget, FY 2024**

**Monthly Report**

January 2024

8.33%

**Beginning Balance** (1/1/2024)

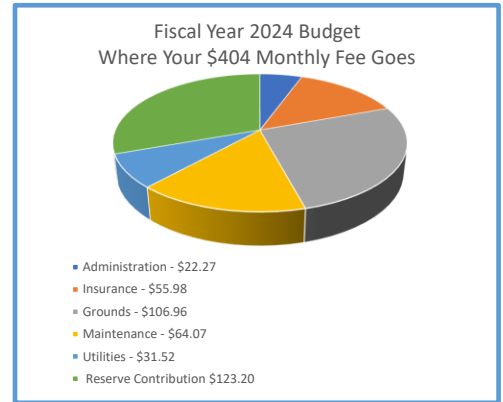
**\$552,010**

**Annual Operating Budget**

	FY 2024 Budget	YTD Actual	Balance	%
<b>Income</b>				
Prepaid HOA Assessment	\$0		\$0.00	0.00%
Late Fee	0		0.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255		974,255.00	0.00%
Interest Money Market/CDs	0		0.00	0.00%
Other Income	0		0.00	0.00%
Reserve Interest	0		0.00	0.00%
<b>Total Operating Income</b>	<b>\$974,255</b>	<b>\$0.00</b>	<b>\$974,255.00</b>	<b>0.00%</b>

**Operating Expenses**

<b>Administration</b>				
Admin Misc. & Bank Fees	\$200		\$200.00	0.00%
Audit/ Tax Returns	500		500.00	0.00%
Insurance	135,000		135,000.00	0.00%
Legal	4,600		4,600.00	0.00%
Management Contract Fee	47,000		47,000.00	0.00%
Meetings	408		408.00	0.00%
Postage and Printing	500		500.00	0.00%
Social	500		500.00	0.00%
<b>Total Administration</b>	<b>\$188,708</b>	<b>\$0.00</b>	<b>\$188,708.00</b>	<b>0.00%</b>
<b>Grounds</b>				
Grounds- Other	\$12,000		\$12,000.00	0.00%
Landscape Contract	185,926		185,926.00	0.00%
Mulch All Areas	0		0.00	0.00%
Tree Removal	60,000		60,000.00	0.00%
<b>Total Grounds</b>	<b>\$257,926</b>	<b>\$0.00</b>	<b>\$257,926.00</b>	<b>0.00%</b>
<b>Maintenance</b>				
Building Maintenance	\$36,750		\$36,750.00	0.00%
Common Area Maintenance	17,000		17,000.00	0.00%
Drainage Repairs	5,000		5,000.00	0.00%
Garage Maintenance	17,500		17,500.00	0.00%
Gutter Maintenance	16,000		16,000.00	0.00%
Contingency	9,000		9,000.00	0.00%
Pressure Washing	18,500		18,500.00	0.00%
Roofing/Skylight Maintenance	26,250		26,250.00	0.00%
Termite Contract	8,500		8,500.00	0.00%
<b>Total Maintenance</b>	<b>\$154,500</b>	<b>\$0.00</b>	<b>\$154,500.00</b>	<b>0.00%</b>
<b>Utilities</b>				
Electric	\$4,000		\$4,000.00	0.00%
Sewer Repairs	12,000		12,000.00	0.00%
Trash Removal	60,000		60,000.00	0.00%
<b>Total Utilities</b>	<b>\$76,000</b>	<b>\$0.00</b>	<b>\$76,000.00</b>	<b>0.00%</b>
<b>Total Operating Expense</b>	<b>\$677,134</b>	<b>\$0.00</b>	<b>\$677,134.00</b>	<b>0.00%</b>
<b>Net Operating Budget Balance **</b>	<b>\$297,121</b>	<b>\$0.00</b>	<b>\$297,121.00</b>	<b>0.00%</b>



<b>Net Reserve Balance</b>	<b>\$849,131</b>	<b>\$552,010.00</b>	<b>\$297,121</b>	<b>65.01%</b>
<b>Capital Projects (Reserve Funded)</b>				
Roof Replacement	\$354,900		\$354,900.00	0.00%
Paving	15,000		15,000.00	0.00%
Siding Replacement			0.00	0.00%
Drainage	70,000		70,000.00	0.00%
<b>Total Capital Project Expense</b>	<b>\$439,900</b>	<b>\$0.00</b>	<b>\$439,900.00</b>	<b>0.00%</b>
<b>Ending Reserve Balance</b>	<b>\$409,231</b>	<b>\$552,010</b>		

\*\* Contribution to Reserves