

**Countrvhouse V Budget, FY 2024**

**Monthly Report**

**March 2024**

25.00%

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

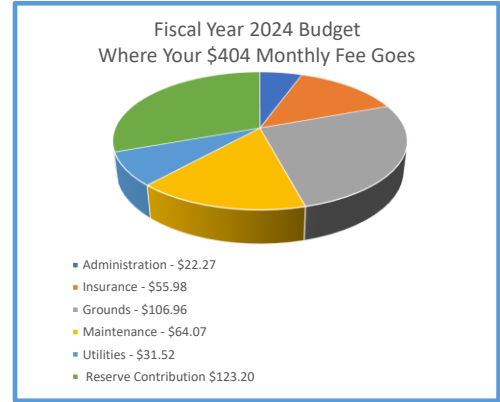
**\$517,015.93**

**Annual Operating Budget**

	<b>FY 2023 Budget *</b>	<b>YTD Actual</b>	<b>Balance</b>	<b>%</b>
<b>Income</b>				
Prepaid HOA Assessment	\$0		\$0.00	0.00%
Late Fee	0	50.00	-50.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	241,051.37	733,203.63	24.74%
Interest Money Market/CDs	0	657.63	-657.63	0.00%
Other Income	0		0.00	0.00%
Reserve Interest	0	2,245.27	-2,245.27	0.00%
<b>Total Operating Income</b>	<b>\$974,255</b>	<b>\$244,004.27</b>	<b>\$730,250.73</b>	<b>25.05%</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	138,909.00	-3,909.00	102.90%
Legal	4,600	1,187.00	3,413.00	25.80%
Management Contract Fee	47,000	11,749.98	35,250.02	25.00%
Meetings	408		408.00	0.00%
Postage and Printing	500	51.35	448.65	10.27%
Social	500		500.00	0.00%
<b>Total Administration</b>	<b>\$188,708</b>	<b>\$151,897.33</b>	<b>\$36,810.67</b>	<b>80.49%</b>
<b>Grounds</b>				
Grounds- Other	\$12,000	\$287.61	\$11,712.39	2.40%
Landscape Contract	185,926	46,481.49	139,444.51	25.00%
Mulch All Areas	0		0.00	0.00%
Tree Removal	60,000	26,470.00	33,530.00	44.12%
<b>Total Grounds</b>	<b>\$257,926</b>	<b>\$73,239.10</b>	<b>\$184,686.90</b>	<b>28.40%</b>
<b>Maintenance</b>				
Building Maintenance	\$36,750	\$8,049.40	\$28,700.60	21.90%
Common Area Maintenance	17,000	73.33	16,926.67	0.43%
Drainage Repairs	5,000	1,675.00	3,325.00	33.50%
Garage Maintenance	17,500	15,541.56	1,958.44	88.81%
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	10,438.39	15,811.61	39.77%
Termite Contract	8,500		8,500.00	0.00%
<b>Total Maintenance</b>	<b>\$154,500</b>	<b>\$35,777.68</b>	<b>\$118,722.32</b>	<b>23.16%</b>
<b>Utilities</b>				
Electric	\$4,000	\$1,168.05	\$2,831.95	29.20%
Sewer Repairs	12,000		12,000.00	0.00%
Trash Removal	60,000	13,266.00	46,734.00	22.11%
<b>Total Utilities</b>	<b>\$76,000</b>	<b>\$14,434.05</b>	<b>\$61,565.95</b>	<b>18.99%</b>
<b>Total Operating Expense</b>	<b>\$677,134</b>	<b>\$275,348.16</b>	<b>\$401,785.84</b>	<b>40.66%</b>
<b>Net Operating Budget Balance *</b>	<b>\$297,121</b>	<b>-\$31,343.89</b>	<b>\$328,464.89</b>	<b>-10.55%</b>



<b>Net Reserve Balance</b>	<b>\$814,137</b>	<b>\$485,672.04</b>	<b>\$328,465</b>	<b>59.65%</b>
<b>Capital Projects (Reserve Funded)</b>				
Roof Replacement	\$354,900		\$354,900.00	0.00%
Paving	15,000	9,910.00	5,090.00	66.07%
Siding Replacement			0.00	0.00%
Drainage	70,000	2,425.69	67,574.31	3.47%
<b>Total Capital Project Expense</b>	<b>\$439,900</b>	<b>\$12,335.69</b>	<b>\$427,564.31</b>	<b>2.80%</b>

**Net Income (Cash Flow)** **-\$43,679.58**  
**Ending Reserve Balance** **\$374,237** **\$473,336.35**

\* Contribution to Reserves