

**Countrvhouse V Budget, FY 2024**

**Monthly Report**

**May 2024**

41.67%

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

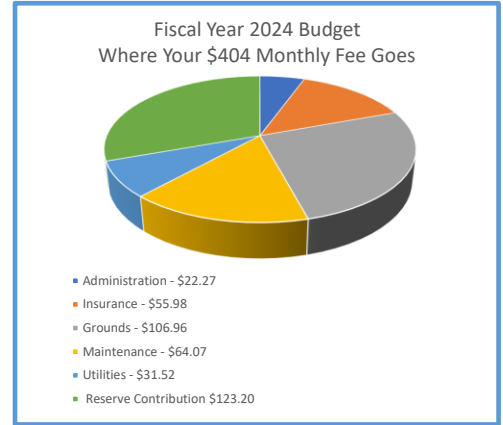
**\$517,015.93**

**Annual Operating Budget**

	<b>FY 2023 Budget *</b>	<b>YTD Actual</b>	<b>Balance</b>	<b>%</b>
<b>Income</b>				
Prepaid HOA Assessment	\$0	\$82.00	-\$82.00	0.00%
Late Fee	0	175.00	-175.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	404,389.37	569,865.63	41.51%
Interest Money Market/CDs	0	1,101.32	-1,101.32	0.00%
Other Income	0		0.00	0.00%
Reserve Interest	0	3,908.14	-3,908.14	0.00%
<b>Total Operating Income</b>	<b>\$974,255</b>	<b>\$409,655.83</b>	<b>\$564,599.17</b>	<b>42.05%</b>

**Operating Expenses**

<b>Administration</b>				
Fraud	\$0	284.10	-\$284.10	0.00%
Admin Misc. & Bank Fees	\$200	\$0.00	\$200.00	0.00%
Audit/ Tax Returns	500	\$0.00	\$500.00	0.00%
Insurance	135,000	\$138,909.00	-3,909.00	0.00%
Legal	4,600	\$1,187.00	3,413.00	3019.76%
Management Contract Fee	47,000	\$19,583.30	27,416.70	2.53%
Meetings	408	\$0.00	408.00	4799.83%
Postage and Printing	500	\$51.35	448.65	0.00%
Social	500	\$69.55	430.45	10.27%
<b>Total Administration</b>	<b>\$188,708</b>	<b>\$160,084.30</b>	<b>\$28,907.80</b>	<b>84.83%</b>
<b>Grounds</b>				
Grounds- Other	\$12,000	\$8,555.18	\$3,444.82	71.29%
Landscape Contract	185,926	\$77,469.15	108,456.85	41.67%
Mulch All Areas	0	\$0.00	0.00	0.00%
Tree Removal	60,000	\$49,800.00	10,200.00	83.00%
<b>Total Grounds</b>	<b>\$257,926</b>	<b>\$135,824.33</b>	<b>\$122,101.67</b>	<b>52.66%</b>
<b>Maintenance</b>				
Building Maintenance	\$36,750	\$15,533.90	\$21,216.10	42.27%
Common Area Maintenance	17,000	\$73.33	16,926.67	0.43%
Drainage Repairs	5,000	\$2,350.00	2,650.00	47.00%
Garage Maintenance	17,500	\$23,124.66	-5,624.66	132.14%
Gutter Maintenance	16,000	\$0.00	16,000.00	0.00%
Contingency	9,000	\$0.00	9,000.00	0.00%
Pressure Washing	18,500	\$0.00	18,500.00	0.00%
Roofing/Skylight Maintenance	26,250	\$17,489.69	8,760.31	66.63%
Termite Contract	8,500	\$0.00	8,500.00	0.00%
<b>Total Maintenance</b>	<b>\$154,500</b>	<b>\$58,571.58</b>	<b>\$95,928.42</b>	<b>37.91%</b>
<b>Utilities</b>				
Electric	\$4,000	\$1,962.71	\$2,037.29	49.07%
Sewer Repairs	12,000	\$0.00	12,000.00	0.00%
Trash Removal	60,000	\$22,110.00	37,890.00	36.85%
<b>Total Utilities</b>	<b>\$76,000</b>	<b>\$24,072.71</b>	<b>\$51,927.29</b>	<b>31.67%</b>
<b>Total Operating Expense</b>	<b>\$677,134</b>	<b>\$378,552.92</b>	<b>\$298,865.18</b>	<b>55.91%</b>
<b>Net Operating Budget Balance *</b>	<b>\$297,121</b>	<b>\$31,102.91</b>	<b>\$265,733.99</b>	<b>10.47%</b>



<b>Net Reserve Balance</b>	<b>\$814,137</b>	<b>\$548,118.84</b>	<b>\$265,734</b>	<b>67.33%</b>
<b>Capital Projects (Reserve Funded)</b>				
Roof Replacement	\$354,900	\$0.00	\$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	8,241.29	61,758.71	11.77%
<b>Total Capital Project Expense</b>	<b>\$439,900</b>	<b>\$18,151.29</b>	<b>\$421,748.71</b>	<b>4.13%</b>

**Net Income (Cash Flow)**

**\$12,951.62**

**Ending Reserve Balance**

**\$374,237**

**\$529,967.55**

\* Contribution to Reserves