

Countryhouse V Budget, FY 2024

Monthly Report.V2

June 2024

50.00%

Beginning Balance (1/1/2024)

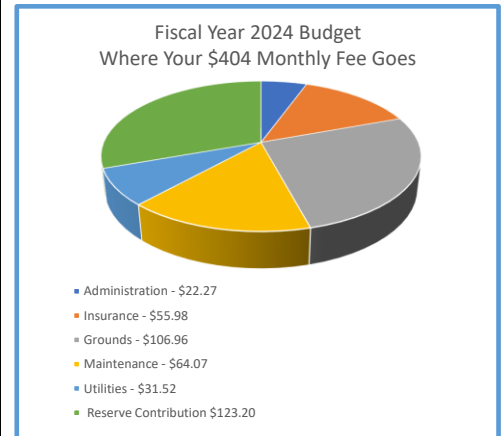
\$517,015.93

Annual Operating Budget

	FY 2023 Budget *	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	-\$1,077.00	\$1,077.00	0.00%
Late Fee	0	203.00	-203.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	479,496.37	494,758.63	49.22%
Interest Money Market/CDs	0	1,320.76	-1,320.76	0.00%
Other Income	0		0.00	0.00%
Reserve Interest	0	4,634.35	-4,634.35	0.00%
Total Operating Income	\$974,255	\$484,577.48	\$489,677.52	49.74%

Operating Expenses

	FY 2023 Budget *	YTD Actual	Balance	%
Administration				
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	102.90%
Legal	4,600	\$1,187.00	3,413.00	25.80%
Management Contract Fee	47,000	\$23,499.96	23,500.04	50.00%
Meetings	408	\$0.00	408.00	0.00%
Postage and Printing	500	\$51.35	448.65	10.27%
Social	500	\$69.55	430.45	13.91%
Total Administration	\$188,708	\$164,000.96	\$24,991.14	86.91%
Grounds				
Grounds- Other	\$12,000	\$8,651.05	\$3,348.95	72.09%
Landscape Contract	185,926	\$92,962.98	92,963.02	50.00%
Mulch All Areas	0	\$0.00	0.00	0.00%
Tree Removal	60,000	\$49,800.00	10,200.00	83.00%
Total Grounds	\$257,926	\$151,414.03	\$106,511.97	58.70%
Maintenance				
Building Maintenance	\$36,750	\$17,058.57	\$19,691.43	46.42%
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	\$25,032.74	-7,532.74	143.04%
Gutter Maintenance	16,000	\$5,920.00	10,080.00	37.00%
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	\$18,934.94	7,315.06	72.13%
Termite Contract	8,500	\$0.00	8,500.00	0.00%
Total Maintenance	\$154,500	\$69,369.58	\$85,130.42	44.90%
Utilities				
Electric	\$4,000	\$2,360.16	\$1,639.84	59.00%
Sewer Repairs	12,000	\$0.00	12,000.00	0.00%
Trash Removal	60,000	\$22,110.00	37,890.00	36.85%
Total Utilities	\$76,000	\$24,470.16	\$51,529.84	32.20%
Total Operating Expense	\$677,134	\$409,254.73	\$268,163.37	60.44%
Net Operating Budget Balance *	\$297,121	\$75,322.75	\$221,514.15	25.35%



Net Reserve Balance	\$814,137	\$592,338.68	\$221,514	72.76%
Capital Projects (Reserve Funded)				
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%
Total Capital Project Expense	\$439,900	\$18,151.29	\$421,748.71	4.13%

Net Income (Cash Flow)

\$57,171.46

Ending Reserve Balance

\$374,237

\$574,187.39

* Contribution to Reserves