

Countrvhouse V Budget, FY 2024

Monthly Report

July 2024

58.33%

Beginning Balance (1/1/2024)

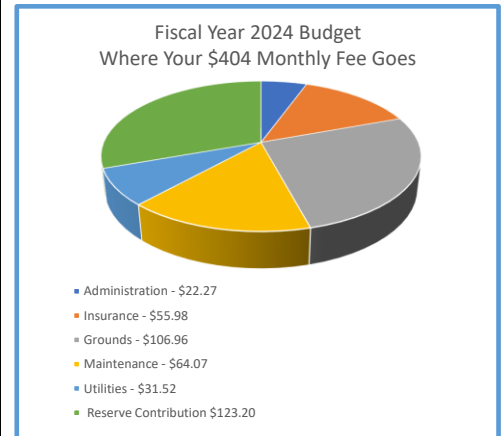
\$517,015.93

Annual Operating Budget

	FY 2023 Budget *	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	\$911.00	-\$911.00	0.00%
Late Fee	0	350.00	-350.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	557,841.37	416,413.63	57.26%
Interest Money Market/CDs	0	1,548.50	-1,548.50	0.00%
Other Income	0		0.00	0.00%
Reserve Interest	0	5,473.43	-5,473.43	0.00%
Total Operating Income	\$974,255	\$566,124.30	\$408,130.70	58.11%

Operating Expenses

Administration				
Fraud	\$0	0.00	\$0.00	0.00%
Admin Misc. & Bank Fees	\$200	\$43.50	\$156.50	21.75%
Audit/ Tax Returns	500	\$0.00	\$500.00	0.00%
Insurance	135,000	\$138,909.00	-3,909.00	102.90%
Legal	4,600	\$1,418.00	3,182.00	30.83%
Management Contract Fee	47,000	\$27,416.62	19,583.38	58.33%
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	\$167,908.02	\$20,799.98	88.98%
Grounds				
Grounds- Other	\$12,000	\$9,221.05	\$2,778.95	76.84%
Landscape Contract	185,926	\$108,456.81	77,469.19	58.33%
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	\$167,477.86	\$90,448.14	64.93%
Maintenance				
Building Maintenance	\$36,750	\$27,022.73	\$9,727.27	73.53%
Common Area Maintenance	17,000	\$10,773.33	6,226.67	63.37%
Drainage Repairs	5,000	\$2,350.00	2,650.00	47.00%
Garage Maintenance	17,500	\$25,423.59	-7,923.59	145.28%
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	\$18,250.00	250.00	98.65%
Roofing/Skylight Maintenance	26,250	\$26,718.44	-468.44	101.78%
Termite Contract	8,500	\$8,120.00	380.00	95.53%
Total Maintenance	\$154,500	\$124,578.09	\$29,921.91	80.63%
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	\$30,954.00	29,046.00	51.59%
Total Utilities	\$76,000	\$33,314.16	\$42,685.84	43.83%
Total Operating Expense	\$677,134	\$493,278.13	\$183,855.87	72.85%
Net Operating Budget Balance *	\$297,121	\$72,846.17	\$224,274.83	24.52%



Net Reserve Balance	\$814,137	\$589,862.10	\$224,275	72.45%
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)

\$54,694.88

Ending Reserve Balance

\$374,237

\$571,710.81

* Contribution to Reserves