

**Countrvhouse V Budget, FY 2024**

**Monthly Report**

**August 2024**

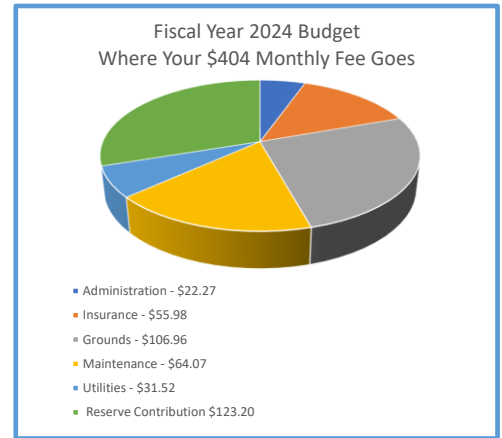
66.66%

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

**\$517,015.93**

**Annual Operating Budget**

	<b>FY 2024 Budget *</b>	<b>YTD Actual</b>	<b>Balance</b>	<b>%</b>
<b>Income</b>				
Prepaid HOA Assessment	\$0	-\$6,391.00	\$6,391.00	0.00%
Late Fee	400	425.00	-25.00	106.25%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	636,419.37	337,835.63	65.32%
Interest Money Market/CDs	2,600	1,777.24	822.76	68.36%
Savings Interest	9,000	6,302.86	2,697.14	70.03%
Violation Income	0	200.00	-200.00	0.00%
Other Income	0		0.00	0.00%
<b>Total Operating Income</b>	<b>\$986,255</b>	<b>\$638,733.47</b>	<b>\$347,521.53</b>	<b>64.76%</b>
<b>Operating Expenses</b>				
<b>Administration</b>				
Fraud	\$0	0.00	\$0.00	0.00%
Admin Misc. & Bank Fees	\$200	30.00	\$170.00	15.00%
Audit/ Tax Returns	500	\$0.00	\$500.00	0.00%
Insurance	139,000	\$138,909.00	91.00	99.93%
Legal	4,600	\$1,691.00	2,909.00	36.76%
Management Contract Fee	47,000	\$31,333.28	15,666.72	66.67%
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%
<b>Total Administration</b>	<b>\$192,708</b>	<b>\$172,084.18</b>	<b>\$20,623.82</b>	<b>89.30%</b>
<b>Grounds</b>				
Grounds- Other	\$12,000	\$9,562.79	\$2,437.21	79.69%
Landscape Contract	185,926	\$123,950.64	61,975.36	66.67%
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>\$183,313.43</b>	<b>\$74,612.57</b>	<b>71.07%</b>
<b>Maintenance</b>				
Building Maintenance	\$45,000	\$28,671.18	\$16,328.82	63.71%
Common Area Maintenance	22,000	\$10,773.33	11,226.67	48.97%
Drainage Repairs	5,000	\$2,350.00	2,650.00	47.00%
Garage Maintenance	40,000	\$26,270.13	13,729.87	65.68%
Gutter Maintenance	10,000	\$5,920.00	4,080.00	59.20%
Contingency	0	\$0.00	0.00	0.00%
Pressure Washing	18,500	\$18,250.00	250.00	98.65%
Roofing/Skylight Maintenance	25,000	\$26,905.69	-1,905.69	107.62%
Termite Contract	8,500	\$8,120.00	380.00	95.53%
<b>Total Maintenance</b>	<b>\$174,000</b>	<b>\$127,260.33</b>	<b>\$46,739.67</b>	<b>73.14%</b>
<b>Utilities</b>				
Electric	\$4,500	\$3,172.37	\$1,327.63	70.50%
Sewer Repairs	0	\$0.00	0.00	0.00%
Trash Removal	60,000	\$35,376.00	24,624.00	58.96%
<b>Total Utilities</b>	<b>\$64,500</b>	<b>\$38,548.37</b>	<b>\$25,951.63</b>	<b>59.76%</b>
<b>Total Operating Expense</b>	<b>\$689,134</b>	<b>\$521,206.31</b>	<b>\$167,927.69</b>	<b>75.63%</b>
<b>Net Operating Budget Balance *</b>	<b>\$297,121</b>	<b>\$117,527.16</b>	<b>\$179,593.84</b>	<b>39.56%</b>
<b>Net Reserve Balance</b>	<b>\$814,137</b>	<b>\$634,543.09</b>	<b>\$179,594</b>	<b>77.94%</b>
<b>Capital Projects (Reserve Funded)</b>				
Roof Replacement	\$354,900	\$103,741.00	\$251,159.00	29.23%
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>\$121,892.29</b>	<b>\$318,007.71</b>	<b>27.71%</b>



**Net Income (Cash Flow)**

**-\$4,365.13**

**Ending Reserve Balance**

**\$374,237**

**\$512,650.80**

\* Contribution to Reserves