

Countrvhouse V Budget, FY 2024

Monthly Report

September

75.00%

Beginning Balance (1/1/2024)

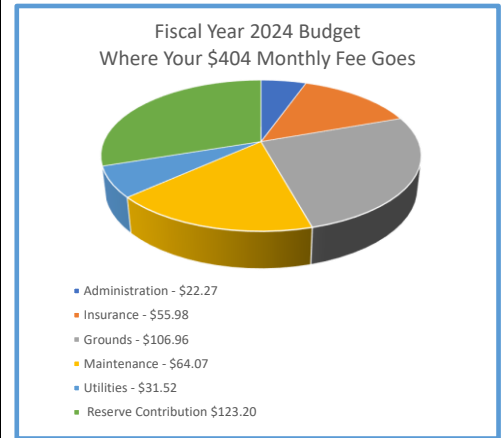
\$517,015.93

Annual Operating Budget

	FY 2024 Budget *	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	-\$1,691.00	\$1,691.00	0.00%
Late Fee	400	700.00	-300.00	175.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	720,605.37	253,649.63	73.96%
Interest Money Market/CDs	2,600	1,993.58	606.42	76.68%
Savings Interest	9,000	7,092.67	1,907.33	78.81%
Violation Income	0	379.00	-379.00	0.00%
Other Income	0		0.00	0.00%
Total Operating Income	\$986,255	\$729,079.62	\$257,175.38	73.92%

Operating Expenses

	FY 2024 Budget *	YTD Actual	Balance	%
Administration				
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	\$1,925.00	2,675.00	41.85%
Management Contract Fee	47,000	\$35,249.94	11,750.06	75.00%
Meetings	408	\$0.00	408.00	0.00%
Postage and Printing	500	\$51.35	448.65	10.27%
Social	500	<u>\$400.97</u>	<u>99.03</u>	<u>80.19%</u>
Total Administration	\$192,708	\$176,566.26	\$16,141.74	91.62%
Grounds				
Grounds- Other	\$12,000	\$9,762.79	\$2,237.21	81.36%
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	<u>\$54,280.00</u>	<u>5,720.00</u>	<u>90.47%</u>
Total Grounds	\$257,926	\$187,993.43	\$69,932.57	72.89%
Maintenance				
Building Maintenance	\$45,000	\$31,617.76	\$13,382.24	70.26%
Common Area Maintenance	22,000	\$20,279.21	1,720.79	92.18%
Drainage Repairs	5,000	\$2,350.00	2,650.00	47.00%
Garage Maintenance	40,000	\$26,874.89	13,125.11	67.19%
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	\$28,724.69	-3,724.69	114.90%
Termite Contract	8,500	<u>\$8,120.00</u>	<u>380.00</u>	<u>95.53%</u>
Total Maintenance	\$174,000	\$142,136.55	\$31,863.45	81.69%
Utilities				
Electric	\$4,500	\$3,574.29	\$925.71	79.43%
Sewer Repairs	0	\$0.00	0.00	0.00%
Trash Removal	60,000	<u>\$35,376.00</u>	<u>24,624.00</u>	<u>58.96%</u>
Total Utilities	\$64,500	\$38,950.29	\$25,549.71	60.39%
Total Operating Expense	\$689,134	\$545,646.53	\$143,487.47	79.18%
Net Operating Budget Balance *	\$297,121	\$183,433.09	\$113,687.91	61.74%



Net Reserve Balance	\$814,137	\$700,449.02	\$113,688	86.04%
<u>Capital Projects (Reserve Funded)</u>				
Roof Replacement	\$354,900	\$110,850.11	\$244,049.89	31.23%
Paving	15,000	9,910.00	5,090.00	66.07%
Siding Replacement			0.00	0.00%
Drainage	70,000	<u>8,241.29</u>	<u>61,758.71</u>	<u>11.77%</u>
Total Capital Project Expense	\$439,900	\$129,001.40	\$310,898.60	29.33%

Net Income (Cash Flow)

\$54,431.69

Ending Reserve Balance

\$374,237

\$571,447.62

* Contribution to Reserves