

Countrvhouse V Budget, FY 2024

Monthly Report

October

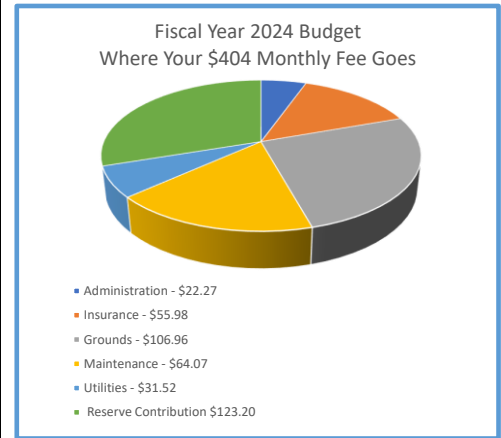
83.33%

Beginning Balance (1/1/2024)

\$517,015.93

Annual Operating Budget

	FY 2024 Budget *	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	-\$9,032.00	\$9,032.00	0.00%
Late Fee	400	850.00	-450.00	212.50%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	798,113.37	176,141.63	81.92%
Interest Money Market/CDs	2,600	2,201.99	398.01	84.69%
Savings Interest	9,000	7,873.84	1,126.16	87.49%
Violation Income	0	400.00	-400.00	0.00%
Other Income	0		0.00	0.00%
Total Operating Income	\$986,255	\$800,407.20	\$185,847.80	81.16%
Operating Expenses				
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	\$39,166.60	7,833.40	83.33%
Meetings	408	\$408.00	0.00	100.00%
Postage and Printing	500	\$51.35	448.65	10.27%
Social	500	\$400.97	99.03	80.19%
Total Administration	\$192,708	\$180,890.92	\$11,817.08	93.87%
Grounds				
Grounds- Other	\$12,000	\$10,104.92	\$1,895.08	84.21%
Landscape Contract	185,926	\$139,444.47	46,481.53	75.00%
Mulch All Areas	0	\$0.00	0.00	0.00%
Tree Removal	60,000	\$58,460.00	1,540.00	97.43%
Total Grounds	\$257,926	\$208,009.39	\$49,916.61	80.65%
Maintenance				
Building Maintenance	\$45,000	\$35,380.40	\$9,619.60	78.62%
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	\$40,741.63	-741.63	101.85%
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	\$34,178.69	-9,178.69	136.71%
Termite Contract	8,500	\$8,120.00	380.00	95.53%
Total Maintenance	\$174,000	\$165,219.93	\$8,780.07	94.95%
Utilities				
Electric	\$4,500	\$4,329.23	\$170.77	96.21%
Sewer Repairs	0	\$0.00	0.00	0.00%
Trash Removal	60,000	\$44,220.00	15,780.00	73.70%
Total Utilities	\$64,500	\$48,549.23	\$15,950.77	75.27%
Total Operating Expense	\$689,134	\$602,669.47	\$86,464.53	87.45%
Net Operating Budget Balance *	\$297,121	\$197,737.73	\$99,383.27	66.55%



Net Reserve Balance	\$814,137	\$714,753.66	\$99,383	87.79%
Capital Projects (Reserve Funded)				
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	8,241.29	61,758.71	11.77%
Garage Foundation Work	7,000	0.00	7,000.00	0.00%
Total Capital Project Expense	\$446,900	\$129,001	\$317,899	28.87%

Net Income (Cash Flow)

\$68,736.33

Ending Reserve Balance

\$367,237

\$585,752.26

* Contribution to Reserves