

Countrvhouse V Budget, FY 2024

Monthly Report

February 2024

16.67%

Beginning Balance (1/1/2024)

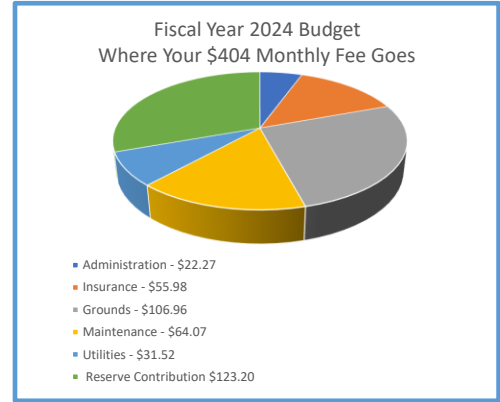
\$517,015.93

Annual Operating Budget

	FY 2023 Budget *	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0		\$0.00	0.00%
Late Fee	0	50.00	-50.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	974,255	162,065.37	812,189.63	16.63%
Interest Money Market/CDs	0	433.03	-433.03	0.00%
Other Income	0		0.00	0.00%
Reserve Interest	0	1,406.19	-1,406.19	0.00%
Total Operating Income	\$974,255	\$163,954.59	\$810,300.41	16.83%

Operating Expenses

Administration				
Admin Misc. & Bank Fees	\$200		\$200.00	0.00%
Audit/ Tax Returns	500		500.00	0.00%
Insurance	135,000	1,517.00	133,483.00	1.12%
Legal	4,600	1,187.00	3,413.00	25.80%
Management Contract Fee	47,000	7,833.32	39,166.68	16.67%
Meetings	408		408.00	0.00%
Postage and Printing	500		500.00	0.00%
Social	500		500.00	0.00%
Total Administration	\$188,708	\$10,537.32	\$178,170.68	5.58%
Grounds				
Grounds- Other	\$12,000	\$191.74	\$11,808.26	1.60%
Landscape Contract	185,926	30,987.66	154,938.34	16.67%
Mulch All Areas	0		0.00	0.00%
Tree Removal	60,000	22,300.00	37,700.00	37.17%
Total Grounds	\$257,926	\$53,479.40	\$204,446.60	20.73%
Maintenance				
Building Maintenance	\$36,750	\$4,463.85	\$32,286.15	12.15%
Common Area Maintenance	17,000	73.33	16,926.67	0.43%
Drainage Repairs	5,000		5,000.00	0.00%
Garage Maintenance	17,500	12,309.12	5,190.88	70.34%
Gutter Maintenance	16,000		16,000.00	0.00%
Contingency	9,000		9,000.00	0.00%
Pressure Washing	18,500		18,500.00	0.00%
Roofing/Skylight Maintenance	26,250	7,920.14	18,329.86	30.17%
Termite Contract	8,500		8,500.00	0.00%
Total Maintenance	\$154,500	\$24,766.44	\$129,733.56	16.03%
Utilities				
Electric	\$4,000	\$770.67	\$3,229.33	19.27%
Sewer Repairs	12,000		12,000.00	0.00%
Trash Removal	60,000	8,844.00	51,156.00	14.74%
Total Utilities	\$76,000	\$9,614.67	\$66,385.33	12.65%
Total Operating Expense	\$677,134	\$98,397.83	\$578,736.17	14.53%
Net Operating Budget Balance *	\$297,121	\$65,556.76	\$231,564.24	22.06%



Net Reserve Balance	\$814,137	\$582,572.69	\$231,564	71.56%
Capital Projects (Reserve Funded)				
Roof Replacement	\$354,900		\$354,900.00	0.00%
Paving	15,000		15,000.00	0.00%
Siding Replacement			0.00	0.00%
Drainage	70,000		70,000.00	0.00%
Total Capital Project Expense	\$439,900	\$0.00	\$439,900.00	0.00%

Net Income (Cash Flow)

\$65,556.76

Ending Reserve Balance

\$374,237

\$582,572.69

* Contribution to Reserves