

**Town Country Village HOA
Approved Budget 2024
July 2024 - December 2024**

	2023-24 Budget	Sept 23 - Feb 24	Difference	Diff/6	July - Dec 2024
Ordinary Income/Expense					
Income					
4-10000 · Revenue					
4-10001 · Monthly Dues	1,782,708.00	889,760.00	892,948.00	148,824.67	1,260,855.00
4-10002 · Assessments/Fines		750.00	-750.00	-125.00	
4-10003 · Late Fees & Interest	10,000.00	10,835.25	-835.25	-139.21	5,000.00
4-10004 · Transfer Fees	10,000.00	4,788.00	5,212.00	868.67	5,000.00
4-10005 · Operating Fund Interest		0.82	-0.82	-0.14	
4-10007 · Allocable Revenue			0.00	0.00	
4-9999 · Uncategorized Income			0.00	0.00	
Total 4-10000 · Revenue	1,802,708.00	906,134.07	896,573.93	149,428.99	1,270,855.00
Total Income	1,802,708.00	906,134.07	896,573.93	149,428.99	1,270,855.00
Expense					
6-10000 · Expenses					
6-11000 · Personnel					
6-11001 · HOA Manager Wages	90,000.00	40,343.51	49,656.49	8,276.08	44,500.00
6-11002 · ARC Inspector Wages	3,500.00	3,323.94	176.06	29.34	4,000.00
6-11003 · Office Assistant Wages	8,000.00	4,957.15	3,042.85	507.14	4,400.00
6-11004 · Townhome Mtn Wages	8,000.00	5,627.72	2,372.28	395.38	4,000.00
6-11005 · Grounds Mtn Wages	7,000.00	1,830.98	5,169.02	861.50	4,200.00
6-11006 · Pool Mtn Wages	1,000.00	1,000.00	0.00	166.67	1,000.00
Total 6-11000 · Personnel	117,500.00	56,083.30	61,416.70	10,236.12	62,100.00
6-11200 · Payroll Expenses					
6-11201 · Social Security & Medicare	9,000.00	60.00	8,940.00	1,490.00	4,500.00
6-11202 · Unemployment	600.00	9,502.15	-8,902.15	-1,483.69	300.00
6-11204 · Federal Unemployment	50.00	182.69	-132.69	-22.12	200.00
6-11200 · Payroll Expenses - Other			0.00	0.00	
Total 6-11200 · Payroll Expenses	9,650.00	9,744.84	-94.84	-15.81	5,000.00
6-11300 · Benefits					
6-11301 · Retirement	2,700.00	1,335.00	1,365.00	227.50	1,620.00
6-11302 · Employee Health Insurance	3,000.00	1,456.28	1,543.72	257.29	1,500.00
Total 6-11300 · Benefits	5,700.00	2,791.28	2,908.72	484.79	3,120.00
6-12000 · Legal					
6-12001 · Consulting / Review	2,000.00	980.00	1,020.00	170.00	1,194.00
6-12002 · Legal Collection Costs Attorney	1,500.00	3,359.50	-1,859.50	-309.92	600.00
6-12003 · Legal Costs Other	3,000.00	2,299.00	701.00	116.83	2,720.00
Total 6-12000 · Legal	6,500.00	6,638.50	-138.50	-23.08	4,514.00
6-13000 · Insurance Premiums					
6-13001 · Property Insurance	282,000.00	14,960.00	267,040.00	44,506.67	471,475.00
6-13002 · Workman's Compensation	600.00	3,753.00	-3,153.00	-525.50	2,500.00
6-13003 · Office Rental Insurance	550.00	478.00	72.00	12.00	500.00
6-13000 · Insurance Premiums - Other			0.00	0.00	
Total 6-13000 · Insurance Premiums	283,150.00	19,191.00	263,959.00	43,993.17	474,475.00
6-14000 · Transfer to Reserve Account	339,732.00	169,866.00	169,866.00	28,311.00	169,866.00
6-15000 · Administrative (Other Than Emp)					
6-1460 · Computer Expenses	800.00	6,125.92	-5,325.92	-887.65	6,000.00
6-15001 · Postage, Office Supplies	3,500.00	1,607.14	1,892.86	315.48	1,750.00
6-15003 · Office Equipment	1,500.00	0.00	1,500.00	250.00	750.00
6-15004 · General Supplies	1,500.00	120.00	1,380.00	230.00	750.00
6-15005 · Office Rental	11,200.00	6,712.00	4,488.00	748.00	5,832.00
6-15006 · Other / Misc	2,524.00	330.00	2,194.00	365.67	2,000.00
6-15007 · Audit	3,000.00	3,000.00	0.00	500.00	0.00
6-15008 · Bank Fees	6,000.00	6,224.37	-224.37	-37.40	6,000.00
6-15009 · Community Events	2,800.00	3,155.33	-355.33	-59.22	1,500.00
6-15021 · Telephone & Pagers	2,500.00	992.70	1,507.30	251.22	1,500.00
6-15022 · Internet					
6-15023 · Office Internet	1,400.00	686.63	713.37	118.90	750.00
6-15024 · Pool Internet	1,000.00	510.46	489.54	81.59	582.00
Total 6-15022 · Internet	2,400.00	1,197.09	1,202.91	200.49	1,332.00
6-1750 · Printing Costs	1,000.00	871.86	128.14	21.36	1,800.00
Total 6-15000 · Administrative (Other Than Emp)	38,724.00	27,336.41	11,387.59	1,897.93	29,214.00
6-20000 · Building Maintenance					
6-20001 · Contract Labor	30,000.00	4,603.50	25,396.50	4,232.75	15,000.00
6-20002 · Materials	4,000.00	717.28	3,282.72	547.12	2,000.00

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6-20003 · Roof Repairs	3,257.00	11,937.27	-8,680.27	-1,446.71	1,500.00
6-20004 · Lighting Maintenance	2,000.00	1,371.50	628.50	104.75	1,000.00
6-20005 · Pest Control	1,000.00	20.91	979.09	163.18	500.00
6-20006 · Painting	1,000.00		1,000.00	166.67	1,000.00
6-20007 · Contractor Total Job	2,000.00		2,000.00	333.33	2,000.00
6-20000 · Building Maintenance - Other			0.00	0.00	
Total 6-20000 · Building Maintenance	43,257.00	18,650.46	24,606.54	4,101.09	23,000.00
6-30000 · Grounds Maintenance					
6-30001 · Landscape Contract	105,745.00	34,070.00	71,675.00	11,945.83	60,860.00
6-30002 · Irrigation Maintenance	5,000.00	529.50	4,470.50	745.08	4,000.00
6-30003 · Plants, Trees, Shrubs, Etc.	1,000.00	243.34	756.66	126.11	1,000.00
6-30004 · Snow Removal	60,000.00	22,808.70	37,191.30	6,198.55	5,000.00
6-30005 · Fence Repair	750.00	496.00	254.00	42.33	250.00
6-30006 · Other Grounds Costs	10,200.00	13,770.48	-3,570.48	-595.08	12,000.00
Total 6-30000 · Grounds Maintenance	182,695.00	71,918.02	110,776.98	18,462.83	83,110.00
6-40000 · Pool Maintenance					
6-40001 · Pool Maintenance	7,000.00	3,761.60	3,238.40	539.73	4,000.00
6-40002 · Pool Supplies	4,200.00		4,200.00	700.00	1,000.00
6-40003 · Pool Repairs	600.00		600.00	100.00	5,300.00
Total 6-40000 · Pool Maintenance	11,800.00	3,761.60	8,038.40	1,339.73	10,300.00
6-50000 · Utilities					
6-50011 · Rubbish Company					54,679.14
6-50012 · Contracted Trash Removal					31,076.86
6-50001 · Trash Removal	135,500.00	83,922.27	51,577.73	8,596.29	85,756.00
6-50002 · Electric					
6-50021 · Pool/Shed	1,950.00	1,496.37	453.63	75.61	600.00
6-50022 · General Lighting	10,000.00	5,140.46	4,859.54	809.92	4,800.00
Total 6-50002 · Electric	11,950.00	6,636.83	5,313.17	885.53	5,400.00
6-50003 · Gas	2,750.00	395.58	2,354.42	392.40	2,000.00
6-50004 · Water & Sewer	602,000.00	292,430.72	309,569.28	51,594.88	313,000.00
Total 6-50000 · Utilities	752,200.00	752,200.00	0.00	125,366.67	406,156.00
Total 6-10000 · Expenses	1,802,708.00	1,802,708.00	0.00	300,451.33	1,270,855.00
6-1979 · Penalties				0.00	
Total Expense	1,802,708.00	1,802,708.00	0.00	300,451.33	1,270,855.00
Net Ordinary Income	0.00	0.00	0.00	0.00	0.00
Other Income/Expense					
Other Income					
8-25000 · Investment Account Activity					
8-25001 · Dividend Income			0.00	0.00	7,500.00
8-25003 · Unrealized Gain/Loss			0.00	0.00	
8-25004 · Interest on Investments	1,000.00		1,000.00	166.67	2,500.00
8-25005 · Capital Gain Distributions			0.00	0.00	
Total 8-25000 · Investment Account Activity	1,000.00		1,000.00	166.67	10,000.00
8-30001 · Rental Property Income			0.00	0.00	
8-60000 · Trnsfr to Reserve Fund from Op	339,732.00		339,732.00	56,622.00	169,866.00
Total Other Income	339,732.00		339,732.00	56,622.00	179,866.00
Other Expense					
8-31000 · Rental Property Expenses					
8-31001 · Property Taxes			0.00	0.00	
8-31002 · HOA Fees			0.00	0.00	
8-31003 · Property/Business Insurance			0.00	0.00	
8-31005 · Management Fees			0.00	0.00	
8-31006 · Rental Repairs			0.00	0.00	
8-31007 · Materials			0.00	0.00	
Total 8-31000 · Rental Property Expenses	0.00		0.00	0.00	
8-40000 · Administrative Expenses				0.00	
8-40002 · Administrative Fees	0.00		0.00	0.00	
Total 8-40000 · Administrative Expenses	0.00		0.00	0.00	
8-50000 · Income Taxes					
8-50001 · Federal Taxes	1,000.00		1,000.00	166.67	
8-50002 · State Taxes	1,000.00		1,000.00	166.67	
8-50004 · Tax Prep/Consulting	5,000.00		5,000.00	833.33	
Total 8-50000 · Income Taxes	7,000.00		7,000.00	1,166.67	
8-70000 · Reserve Fund Expenses					

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8-70001 · Landscaping	30,000.00		30,000.00	5,000.00	15,000.00
8-70002 · Streets			0.00	0.00	15,000.00
8-70004 · Concrete	10,000.00		10,000.00	1,666.67	
8-70006 · Buildings	100,000.00		100,000.00	16,666.67	440,061.00
8-70007 · Fences	40,000.00		40,000.00	6,666.67	82,075.00
8-70008 · Rocks and Ties	15,000.00		15,000.00	2,500.00	
8-70009 · Lights/Wiring	5,000.00		5,000.00	833.33	
8-70010 · Other Expenses	200.00		200.00	33.33	
8-70011 · Roof & Gutters	6,000.00		6,000.00	1,000.00	
8-70012 · Contract Labor	21,000.00		21,000.00	3,500.00	
9-9999 · Other Reserve Expenses			0.00	0.00	
Total 8-70000 · Reserve Fund Expenses	227,200.00		227,200.00	37,866.67	552,136.00
Total Other Expense	255,320.00		255,320.00	42,553.33	552,136.00
Net Other Income	84,412.00		84,412.00	14,068.67	179,866.00
Net Income	84,412.00		84,412.00	14,068.67	-372,270.00