

COUNTRYSIDE KEY HOMEOWNERS ASSOCIATION, INC.
JANUARY 1, 2024 - DECEMBER 31, 2024 REVISED BUDGET
NEW BUDGET EFFECTIVE JULY 1, 2024
218 UNITS

ACCT	REVENUE	2023 ANNUAL BUDGET	2024 APPROVED ANNUAL BUDGET	2024 REVISED ANNUAL BUDGET	2024 APPROVED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$944,376	\$1,008,075	\$1,008,075	\$84,006
4015	Unit Maintenance Fees - July through December			\$139,139	\$23,190
4020	Unit Late Fees	\$3,000	\$1,500	\$1,500	\$125
4500	Application Income	\$1,200	\$1,500	\$1,500	\$125
4800	Other Income - Legal Reimbursement	\$1,000	\$2,500	\$2,500	\$208
4900	Other Income - Gate/Pool Access Reimbursement	\$750	\$1,000	\$1,000	\$83
	TOTAL REVENUE	\$950,326	\$1,014,575	\$1,153,714	\$107,738
	OPERATING EXPENSES				
5010	Admin/Notices/Clerical/Office	\$7,000	\$8,500	\$8,500	\$708
5015	Website Hosting	\$595	\$595	\$595	\$50
5020	Bank Charges/Coupons	\$1,900	\$1,870	\$1,870	\$156
5025	Background Investigations/Checks	\$400	\$400	\$400	\$33
5030	Manual Deposits	\$75	\$0	\$0	\$0
5040	Storage Files	\$2,000	\$1,000	\$1,000	\$83
5045	Additional Administrative	\$3,600	\$3,600	\$3,600	\$300
5200	Termite Renewal (10-31)	\$8,002	\$8,002	\$8,002	\$667
5210	Pest Control - Buildings	\$2,880	\$2,880	\$2,880	\$240
5215	Rodent Control - Buildings	\$4,602	\$4,602	\$4,602	\$384
5300	Insurance - General Expires 05/01	\$140,000	\$140,000	\$140,000	\$11,667
5305	Insurance - General Shortfall 21/22; 22/23; 23/24; 24/25			\$139,139	\$23,190
5400	Lawn Service Contract	\$57,289	\$61,311	\$61,311	\$5,109
5410	Plants/Sod Replacement	\$4,000	\$4,000	\$4,000	\$333
5415	Tree Trimming/Removal/Replacement	\$5,000	\$7,500	\$7,500	\$625
5420	Irrigation Repairs	\$4,000	\$3,838	\$3,838	\$320
5600	Lic/Permit Fees	\$300	\$250	\$250	\$21
5800	Management Fee Exp. 12/24 - 30 day notice	\$36,624	\$36,624	\$36,624	\$3,052
5900	Professional - Legal	\$4,700	\$4,000	\$4,000	\$333
5910	Professional - Tax / Audit	\$4,000	\$4,000	\$4,000	\$333
5920	Taxes	\$425	\$425	\$425	\$35
6100	Repair/Maintenance - General	\$7,300	\$7,300	\$7,300	\$608
6105	Repair/Maintenance - Buildings	\$3,000	\$3,000	\$3,000	\$250
6110	Repair/Maintenance - Gate Repair/Monitoring	\$4,500	\$4,500	\$4,500	\$375
6115	Repair/Maintenance - Roads	\$500	\$500	\$500	\$42
6120	Repair/Maintenance - Lift Station	\$1,000	\$1,000	\$1,000	\$83
6130	Repair/Maintenance - Fire Protection	\$4,300	\$4,300	\$4,300	\$358
6140	Repair/Maintenance - Roofs	\$1,000	\$1,750	\$1,750	\$146
6145	Repair/Maintenance - Pressure Washing	\$12,000	\$12,000	\$12,000	\$1,000
6150	Repair/Maintenance - Water Street Pipes	\$8,000	\$4,000	\$4,000	\$333
6160	Aquatic Maintenance Contract	\$3,408	\$3,024	\$3,024	\$252
6165	Aquatic Maintenance/Fountain Repair	\$750	\$750	\$750	\$63
6200	Pool - Maintenance Contract	\$6,660	\$7,800	\$7,800	\$650
6210	Pool - Repairs	\$1,000	\$1,000	\$1,000	\$83
6400	Salaries Expense/Cleaning Contract	\$7,200	\$9,600	\$9,600	\$800
7000	Utilities - Electric	\$46,800	\$52,000	\$52,000	\$4,333
7002	Utilities - Water Reclaimed	\$7,600	\$7,600	\$7,600	\$633
7003	Utilities - Water/Sewer	\$192,000	\$216,000	\$216,000	\$18,000
7004	Utilities - Trash	\$12,710	\$7,536	\$7,536	\$628
7005	Gates - Cable/Telephone for Security Cameras	\$9,000	\$7,500	\$7,500	\$625
7006	Bulk Cable/Internet - Spectrum	\$154,000	\$188,900	\$188,900	\$15,742
7900	Delinquency Loss	\$13,320	\$4,404	\$4,404	\$367
8005	EMR Program	\$748	\$748	\$748	\$62
	TOTAL OPERATING EXPENSES	\$784,188	\$838,809	\$977,748	\$93,074
	RESERVES				
9010	Reserves Painting	\$24,881	\$24,881	\$24,881	\$2,073
9020	Reserves Paving/Seal Coating	\$80,000	\$89,828	\$89,828	\$7,486
9030	Reserves Roof Replacement	\$54,071	\$54,071	\$54,071	\$4,506
9040	Reserves Tennis Courts	\$1,638	\$1,638	\$1,638	\$137
9080	Reserves Pools	\$1,205	\$1,205	\$1,205	\$100
9090	Insurance Deductible	\$0	\$0	\$0	\$0
9100	Reserves Deferred Maintenance	\$4,343	\$4,343	\$4,343	\$362
	TOTAL RESERVES	\$166,138	\$175,966	\$175,966	\$14,864
	TOTAL EXPENSES	\$950,326	\$1,014,575	\$1,153,714	\$107,738

FEES INCREASED TO \$491 PER MONTH
INCREASE IS TO RECOUP INSURANCE SHORTFALL.
NORMAL OPERATING BUDGET WILL RESUME
FOR 2025

RESERVE ANALYSIS
COUNTRYSIDE KEY HOMEOWNERS ASSOCIATION, INC.
JANUARY 1, 2024 - DECEMBER 31, 2024

2024 RESERVES - FULLY FUNDED

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Annual Reserves	2024 Actual Budgeted Amount
Reserves Painting	\$190,000	\$65,593	8	5	\$124,407	\$24,881	\$24,881
Reserves Paving/Seal Coating	\$224,000	\$99,607	25	2	\$124,393	\$62,197	\$89,828
Reserves Roof Replacement	\$600,000	\$196,424	20	11	\$403,576	\$36,689	\$54,071
Reserves Tennis Courts	\$14,300	-\$439	15	9	\$14,739	\$1,638	\$1,638
Reserves Pools	\$10,000	-\$848	15	9	\$10,848	\$1,205	\$1,205
Reserves Insurance Deductible		\$13,500				\$0	\$0
Reserves Deferred Maintenance	\$10,000	\$2,550	1	1	\$7,450	\$4,343	\$4,343
<u>TOTALS</u>	<u>\$1,048,300</u>	<u>\$376,387</u>			<u>\$685,413</u>	<u>\$130,953</u>	<u>\$175,966</u>