

Courtyard Homes Association Inc.
Approved Budget
January 1, 2024 - December 31, 2024

	2023 Approved Budget	2024 Approved Budget
INCOME		
5010 Assessment Fees	860,701	994,772
5012 Reserve Fees	0	30,027
5015 Operating Interest	0	0
5020 Late Fees	0	0
5030 Spectrum Income	0	0
5040 Garage Door Reimbursement	0	0
TOTAL INCOME	860,701	1,024,799
EXPENSE		
ADMINISTRATIVE		
7110 Insurance	416,965	523,069
7115 Prof. Fees - Audit / Taxes	5,000	250
7120 Management Fees	16,800	21,600
7125 Office Exp / Supplies / Misc.	2,500	2,500
NEW WEBSITE	0	1,200
7130 Social/Comm Affairs/Bereavement	300	300
TOTAL ADMINISTRATIVE	441,565	548,919
GROUNDS		
7210 Irrigation Maint / Repair	2,500	7,500
7215 Landscape Contract	60,200	61,128
7220 Landscape Mulch	5,000	7,800
7225 Landscape Repairs & Maint.	10,500	18,500
TOTAL GROUNDS	78,200	94,928
MAINTENANCE		
7310 Building Maint / Repairs	1,000	10,000
7315 Pest Control Int / Ext	7,278	6,900
7320 Termite Control	8,800	8,800
TOTAL MAINTENANCE	17,078	25,700
POOL & RECREATION		
7410 Pool Maint. Contract	4,200	4,200
7415 Pool / Deck Repairs & Service	1,500	4,000
7420 Pool Janitorial	2,160	2,600
7425 Pool & Spa Permits	0	375
TOTAL POOL & RECREATION	7,860	11,175
UTILITIES		
7510 Electric	12,519	11,950
7515 Cable Television	80,602	72,900
7520 Water / Sewer / Trash	69,277	66,000
TOTAL UTILITIES	162,398	150,850
OTHER		
9010 Reserve Transfer	24,000	30,027
9020 Perico Bay Club Master Dues	129,600	163,200
TOTAL OTHER	153,600	193,227
TOTAL EXPENSES	860,701	1,024,799

MONTHLY ASSESSMENT	2023	2024
MAINTENANCE	\$ 698.00	\$ 828.98
RESERVES	\$ 20.00	\$ 25.02
TOTAL	\$ 718.00	\$ 854.00

Total Units 100
Times Paid Per Year 12

Courtyard Homes Association Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2024 - December 31, 2024
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2023	ASSESSMENTS COLLECTED 2023	ESTIMATED EXPENDITURES 2023	ESTIMATED TRANSFERS 2023	ESTIMATED BALANCE 12/31/2023	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ MONTH
ACCT#	ASSET											
3510	Deferred Maintenance	1	5	260,000	85,722	24,000	0	142	109,864	150,136	30,027	25.02
3515	Interest - Current				0	53	0	0	53	0	0	0.00
3520	Interest - Prior Years				142	0	0	-142	0	0	0	0.00
				260,000	85,864	24,053	0	0	109,917	150,136	30,027	25.02

Note 1: Estimated Life, remaining life and estimated replacement cost need updating

Note 2: Move interest into 3510 Deferred Maint. Annually

Note 3:

Note 4: