

Countryhouse V Budget, FY 2025

Monthly Report

January

8.33%

Beginning Balance (1/1/2025)

\$441,325.76

Annual Operating Budget

	FY 2025 Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	-\$393.29	\$393.29	0.00%
Late Fee	0	275.00	-275.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	1,022,968	82,040.29	940,927.71	8.02%
Interest Money Market/CDs	0	204.37	-204.37	0.00%
Savings Interest	0	691.83	-691.83	0.00%
Violation Income	0	399.00	-399.00	0.00%
Other Income	0		0.00	0.00%
Total Operating Income	\$1,022,968	\$83,217.20	\$939,750.80	8.13%

Operating Expenses

Administration				
Fraud	\$0		\$0.00	0.00%
Admin Misc. & Bank Fees	\$210	0.00	\$210.00	0.00%
Audit/ Tax Returns	525	\$3,288.00	-\$2,763.00	626.29%
Insurance	159,850	\$0.00	159,850.00	0.00%
Legal	10,000	\$0.00	10,000.00	0.00%
Management Contract Fee	47,000	\$3,916.66	43,083.34	8.33%
Meetings	428	\$0.00	428.00	0.00%
Postage and Printing	525	\$0.00	525.00	0.00%
Social	525	\$0.00	525.00	0.00%
Total Administration	\$219,063	\$7,204.66	\$211,858.34	3.29%
Grounds				
Grounds- Other	\$12,600	\$95.87	\$12,504.13	0.76%
Landscape Contract	183,936	\$15,328.00	168,608.00	8.33%
Mulch All Areas	35,000	\$0.00	35,000.00	0.00%
Tree Removal	80,000	\$200.00	79,800.00	0.25%
Total Grounds	\$311,536	\$15,623.87	\$295,912.13	5.02%
Maintenance				
Building Maintenance	\$47,250	\$2,203.40	\$45,046.60	4.66%
Common Area Maintenance	23,100	\$0.00	23,100.00	0.00%
Drainage Repairs	8,000	\$20.00	7,980.00	0.25%
Garage Maintenance	32,000	\$4,610.43	27,389.57	14.41%
Gutter Maintenance	20,000	\$0.00	20,000.00	0.00%
Contingency	5,000	\$0.00	5,000.00	0.00%
Pressure Washing	19,425	\$0.00	19,425.00	0.00%
Roofing/Skylight Maintenance	35,000	\$0.00	35,000.00	0.00%
Termite Contract	8,925	\$0.00	8,925.00	0.00%
Total Maintenance	\$198,700	\$6,833.83	\$191,866.17	3.44%
Utilities				
Electric	\$4,725	\$416.33	\$4,308.67	8.81%
Sewer Repairs	6,000	\$0.00	6,000.00	0.00%
Trash Removal	65,000	\$4,824.00	60,176.00	7.42%
Total Utilities	\$75,725	\$5,240.33	\$70,484.67	6.92%
Total Operating Expense	\$805,024	\$34,902.69	\$770,121.31	4.34%
Net Operating Budget Balance *	\$217,944	\$48,314.51	\$169,629.49	22.17%

Net Reserve Balance	\$659,270	\$489,640.27	169,629.49	74.27%
Capital Projects (Reserve Funded)				
Roof Replacement	\$262,899	\$0.00	\$262,899.00	0.00%
Paving	10,000	0.00	10,000.00	0.00%
Siding Replacement			0.00	0.00%
Drainage / Erosion Projects	60,000	0.00	60,000.00	0.00%
Garage Foundation Work	25,000	0.00	25,000.00	0.00%
Total Capital Project Expense	\$357,899	\$0.00	\$357,899.00	0.00%

Net Income (Cash Flow)

\$48,314.51

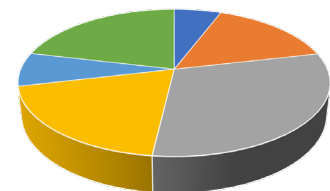
Ending Reserve Balance

\$301,371

\$489,640.27

* Contribution to Reserves

Fiscal Year 2025 Budget
Where Your \$424 Monthly Fee Goes



- Administration - \$24.54
- Insurance - \$66.25
- Grounds - \$129.13
- Maintenance - \$82.36
- Utilities - \$31.39
- Reserve Contribution \$90.33