

Countrvhouse V Budget, FY 2025

Monthly Report

February

16.67%

Beginning Balance (1/1/2025)

\$441,325.76

Annual Operating Budget

	FY 2025 Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	\$1,567.71	-\$1,567.71	0.00%
Late Fee	0	595.00	-595.00	0.00%
NSF Fee	0		0.00	0.00%
HOA Assessment	1,022,968	172,388.56	850,579.44	16.85%
Interest Money Market/CDs	0	389.64	-389.64	0.00%
Savings Interest	0	1,303.95	-1,303.95	0.00%
Violation Income	0	400.00	-400.00	0.00%
Other Income	0		0.00	0.00%
Total Operating Income	\$1,022,968	\$176,644.86	\$846,323.14	17.27%

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	\$160,290.00	-440.00	100.28%
Legal	10,000	\$0.00	10,000.00	0.00%
Management Contract Fee	47,000	\$7,833.32	39,166.68	16.67%
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	\$171,411.32	\$47,651.68	78.25%
Grounds				
Grounds- Other	\$12,600	\$191.74	\$12,408.26	1.52%
Landscape Contract	183,936	\$30,656.00	153,280.00	16.67%
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	\$31,047.74	\$280,488.26	9.97%
Maintenance				
Building Maintenance	\$47,250	\$3,717.00	\$43,533.00	7.87%
Common Area Maintenance	23,100	\$806.25	22,293.75	3.49%
Drainage Repairs	8,000	\$444.00	7,556.00	5.55%
Garage Maintenance	32,000	\$5,524.95	26,475.05	17.27%
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	\$10,492.20	\$188,207.80	5.28%
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	\$218,191.59	\$586,832.41	27.10%
Net Operating Budget Balance *	\$217,944	-\$41,546.73	\$259,490.73	-19.06%

Net Reserve Balance	\$659,270	\$399,779.03	259,490.73	60.64%
<u>Capital Projects (Reserve Funded)</u>				
Roof Replacement	\$262,899	\$0.00	\$262,899.00	0.00%
Paving	15,000	0.00	15,000.00	0.00%
Siding Replacement			0.00	0.00%
Drainage / Erosion Projects	45,000	0.00	45,000.00	0.00%
Garage Foundation Work	25,000	0.00	25,000.00	0.00%
Total Capital Project Expense	\$347,899	\$0.00	\$347,899.00	0.00%

Net Income (Cash Flow)

-\$41,546.73

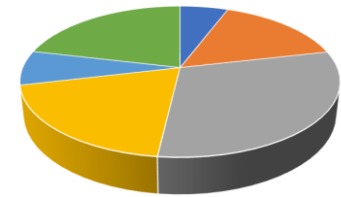
Ending Reserve Balance

\$311,371

\$399,779.03

* 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