

Countryhouse V Budget, FY 2025

Monthly Report

May
41.67%

Beginning Balance (1/1/2025)

\$441,325.76

Annual Operating Budget

	FY 2025 Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	-\$2,524.67	\$2,524.67	0.00%
Late Fee	0	1,450.00	-1,450.00	0.00%
NSF Fee	0	30.00	-30.00	0.00%
HOA Assessment	1,022,968	434,815.56	588,152.44	42.51%
Interest Money Market/CDs	0	1,002.96	-1,002.96	0.00%
Savings Interest	0	3,186.14	-3,186.14	0.00%
Violation Income	0	500.00	-500.00	0.00%
Other Income	0		0.00	0.00%
Total Operating Income	\$1,022,968	\$438,459.99	\$584,508.01	42.86%

Operating Expenses

Administration				
Fraud	\$0		\$0.00	0.00%
Admin Misc. & Bank Fees	\$210	77.84	\$132.16	37.07%
Audit/ Tax Returns	525	\$4,209.42	-\$3,684.42	801.79%
Insurance	159,850	\$163,901.20	-4,051.20	102.53%
Legal	10,000	\$2,052.50	7,947.50	20.53%
Management Contract Fee	47,000	\$19,583.30	27,416.70	41.67%
Meetings	428	\$0.00	428.00	0.00%
Postage and Printing	525	\$163.13	361.87	31.07%
Social	525	\$0.00	525.00	0.00%
Total Administration	\$219,063	\$189,987.39	\$29,075.61	86.73%
Grounds				
Grounds- Other	\$12,600	\$645.36	\$11,954.64	5.12%
Landscape Contract	183,936	\$76,640.00	107,296.00	41.67%
Mulch All Areas	35,000	\$874.50	34,125.50	2.50%
Tree Removal	80,000	\$70,237.40	9,762.60	87.80%
Total Grounds	\$311,536	\$148,397.26	\$163,138.74	47.63%
Maintenance				
Building Maintenance	\$47,250	\$22,185.11	\$25,064.89	46.95%
Common Area Maintenance	23,100	\$806.25	22,293.75	3.49%
Drainage Repairs	8,000	\$7,183.50	816.50	89.79%
Garage Maintenance	32,000	\$14,156.55	17,843.45	44.24%
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	\$2,516.88	32,483.12	7.19%
Termite Contract	8,925	\$0.00	8,925.00	0.00%
Total Maintenance	\$198,700	\$46,848.29	\$151,851.71	23.58%
Utilities				
Electric	\$4,725	\$2,018.13	\$2,706.87	42.71%
Sewer Repairs	6,000	\$2,608.70	3,391.30	43.48%
Trash Removal	65,000	\$24,120.00	40,880.00	37.11%
Total Utilities	\$75,725	\$28,746.83	\$46,978.17	37.96%
Total Operating Expense	\$805,024	\$413,979.77	\$391,044.23	51.42%
Net Operating Budget Balance *	\$217,944	\$24,480.22	\$193,463.78	11.23%

Net Reserve Balance	\$659,270	\$465,805.98	193,463.78	70.65%
<u>Capital Projects (Reserve Funded)</u>				
Roof Replacement	\$262,899	\$87,633.00	\$175,266.00	33.33%
Paving	15,000	0.00	15,000.00	0.00%
Siding Replacement			0.00	0.00%
Drainage / Erosion Projects	45,000	26,500.00	18,500.00	58.89%
Garage Foundation Work	25,000	8,000.00	17,000.00	32.00%
Total Capital Project Expense	\$347,899	\$122,133.00	\$225,766.00	35.11%

Net Income (Cash Flow)

-\$97,652.78

Ending Reserve Balance

\$311,371

\$343,672.98

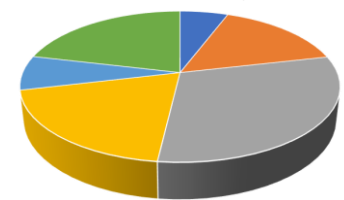
Balance Sheet

344,046.98

Delta

-374.00

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