

## Countryhouse V Budget, FY 2025

### Monthly Report

Jun-25

50.00%

Beginning Balance (1/1/2025)

\$441,325.76

#### Annual Operating Budget

	FY 2025 Budget	YTD Actual	Balance	%
<b>Income</b>				
Prepaid HOA Assessment	\$0	-\$5,811.67	\$5,811.67	0.00%
Late Fee	0	1,700.00	-1,700.00	0.00%
NSF Fee	0	30.00	-30.00	0.00%
HOA Assessment	1,022,968	519,954.56	503,013.44	50.83%
Interest Money Market/CDs	0	1,204.48	-1,204.48	0.00%
Savings Interest	0	3,765.96	-3,765.96	0.00%
Violation Income	0	500.00	-500.00	0.00%
Other Income	0		0.00	0.00%
<b>Total Operating Income</b>	<b>\$1,022,968</b>	<b>\$521,343.33</b>	<b>\$501,624.67</b>	<b>50.96%</b>

#### Operating Expenses

<b>Administration</b>				
Fraud	\$0		\$0.00	0.00%
Admin Misc. & Bank Fees	\$210	88.77	\$121.23	42.27%
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	\$23,499.96	23,500.04	50.00%
Meetings	428	\$0.00	428.00	0.00%
Postage and Printing	525	\$164.39	360.61	31.31%
Social	525	\$0.00	525.00	0.00%
<b>Total Administration</b>	<b>\$219,063</b>	<b>\$193,916.24</b>	<b>\$25,146.76</b>	<b>88.52%</b>
<b>Grounds</b>				
Grounds- Other	\$12,600	\$741.23	\$11,858.77	5.88%
Landscape Contract	183,936	\$76,640.00	107,296.00	41.67%
Snow Removal, Mulch & Misc. Services	0	\$874.50	-874.50	0.00%
Mulch All Areas	35,000	\$6,982.95	28,017.05	19.95%
Tree Removal	80,000	\$70,737.40	9,262.60	88.42%
<b>Total Grounds</b>	<b>\$311,536</b>	<b>\$155,976.08</b>	<b>\$155,559.92</b>	<b>50.07%</b>
<b>Maintenance</b>				
Building Maintenance	\$47,250	\$24,930.26	\$22,319.74	52.76%
Common Area Maintenance	23,100	\$806.25	22,293.75	3.49%
Drainage Repairs	8,000	\$7,903.50	96.50	98.79%
Garage Maintenance	32,000	\$15,289.05	16,710.95	47.78%
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	\$2,811.13	32,188.87	8.03%
Termite Contract	8,925	\$0.00	8,925.00	0.00%
<b>Total Maintenance</b>	<b>\$198,700</b>	<b>\$51,740.19</b>	<b>\$146,959.81</b>	<b>26.04%</b>
<b>Utilities</b>				
Electric	\$4,725	\$2,415.35	\$2,309.65	51.12%
Sewer Repairs	6,000	\$2,608.70	3,391.30	43.48%
Trash Removal	65,000	\$24,120.00	40,880.00	37.11%
<b>Total Utilities</b>	<b>\$75,725</b>	<b>\$29,144.05</b>	<b>\$46,580.95</b>	<b>38.49%</b>
<b>Total Operating Expense</b>	<b>\$805,024</b>	<b>\$430,776.56</b>	<b>\$374,247.44</b>	<b>53.51%</b>
<b>Net Operating Budget Balance *</b>	<b>\$217,944</b>	<b>\$90,566.77</b>	<b>\$127,377.23</b>	<b>41.56%</b>

<b>Net Reserve Balance</b>	<b>\$659,270</b>	<b>\$531,892.53</b>	<b>127,377.23</b>	<b>80.68%</b>
<b>Capital Projects (Reserve Funded)</b>				
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%
<b>Total Capital Project Expense</b>	<b>\$347,899</b>	<b>\$122,133.00</b>	<b>\$225,766.00</b>	<b>35.11%</b>

**Net Income (Cash Flow)**

**-\$31,566.23**

**Ending Reserve Balance**

**\$311,371**

**\$409,759.53**

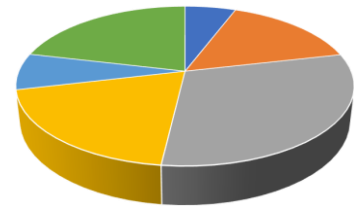
Balance Sheet

410,133.53

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