

Countryhouse V Budget, FY 2025

Monthly Report

Jul-25

58.33%

Beginning Balance (1/1/2025)

\$441,325.76

Annual Operating Budget

	FY 2025 Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	-\$2,252.67	\$2,252.67	0.00%
Late Fee	0	1,713.00	-1,713.00	0.00%
NSF Fee	0	30.00	-30.00	0.00%
HOA Assessment	1,022,968	607,190.56	415,777.44	59.36%
Interest Money Market/CDs	0	1,413.50	-1,413.50	0.00%
Savings Interest	0	4,366.76	-4,366.76	0.00%
Violation Income	0	500.00	-500.00	0.00%
Other Income	0	0.00	0.00	0.00%
Total Operating Income	\$1,022,968	\$612,961.15	\$410,006.85	59.92%

Operating Expenses

Administration				
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	\$2,647.50	7,352.50	26.48%
Management Contract Fee	47,000	\$27,416.62	19,583.38	58.33%
Meetings	428	\$0.00	428.00	0.00%
Postage and Printing	525	\$165.65	359.35	31.55%
Social	525	\$0.00	525.00	0.00%
Total Administration	\$219,063	\$198,429.16	\$20,633.84	90.58%
Grounds				
Grounds- Other	\$12,600	\$2,932.97	\$9,667.03	23.28%
Landscape Contract	183,936	\$107,296.00	76,640.00	58.33%
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	\$71,204.99	8,795.01	89.01%
Total Grounds	\$311,536	\$189,291.41	\$122,244.59	60.76%
Maintenance				
Building Maintenance	\$47,250	\$29,734.75	\$17,515.25	62.93%
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	\$17,412.13	14,587.87	54.41%
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	\$6,775.29	28,224.71	19.36%
Termite Contract	8,925	\$0.00	8,925.00	0.00%
Total Maintenance	\$198,700	\$62,631.92	\$136,068.08	31.52%
Utilities				
Electric	\$4,725	\$2,812.54	\$1,912.46	59.52%
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	\$29,541.24	\$46,183.76	39.01%
Total Operating Expense	\$805,024	\$479,893.73	\$325,130.27	59.61%
Net Operating Budget Balance *	\$217,944	\$133,067.42	\$84,876.58	61.06%

Net Reserve Balance	\$659,270	\$574,393.18	84,876.58	87.13%
Capital Projects (Reserve Funded)				
Roof Replacement	\$262,899	\$88,070.00	\$174,829.00	33.50%
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	\$122,570.00	\$225,329.00	35.23%

Net Income (Cash Flow)

\$10,497.42

Ending Reserve Balance

\$311,371

\$451,823.18

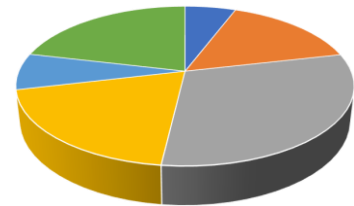
Balance Sheet

452,197.18

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