

Countryhouse V Budget, FY 2025

Monthly Report

Aug-25

66.66%

Beginning Balance (1/1/2025)

\$441,325.76

Adjusted

Annual Operating Budget

	FY 2025 Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	-\$6,000	-\$7,474.67	\$1,474.67	124.58%
Late Fee	2,000	1,735.00	265.00	86.75%
NSF Fee	50	30.00	20.00	60.00%
HOA Assessment	1,022,968	690,352.56	332,615.44	67.49%
Interest Money Market/CDs	2,500	1,623.33	876.67	64.93%
Savings Interest	7,500	4,947.59	2,552.41	65.97%
Violation Income	500	500.00	0.00	100.00%
Other Income	0		0.00	0.00%
Total Operating Income	\$1,029,518	\$691,713.81	\$337,804.19	67.19%

Operating Expenses

Administration				
Fraud	\$0		\$0.00	0.00%
Admin Misc. & Bank Fees	\$500	88.77	\$411.23	17.75%
Audit/ Tax Returns	4,300	\$4,209.42	\$90.58	97.89%
Insurance	164,000	\$163,901.20	98.80	99.94%
Legal	5,000	\$2,647.50	2,352.50	52.95%
Management Contract Fee	47,000	\$31,333.28	15,666.72	66.67%
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	\$222,278	\$202,345.82	\$19,932.18	91.03%
Grounds				
Grounds- Other	\$12,600	\$4,428.84	\$8,171.16	35.15%
Landscape Contract	183,936	\$122,624.00	61,312.00	66.67%
Snow Removal, Mulch & Misc. Services	1,000	\$874.50	125.50	87.45%
Mulch All Areas	35,000	\$9,982.95	25,017.05	28.52%
Tree Removal	\$80,000	\$72,304.99	7,695.01	90.38%
Total Grounds	\$312,536	\$210,215.28	\$102,320.72	67.26%
Maintenance				
Building Maintenance	\$47,250	\$35,499.53	\$11,750.47	75.13%
Common Area Maintenance	22,000	\$806.25	21,193.75	3.66%
Drainage Repairs	8,000	\$7,903.50	96.50	98.79%
Garage Maintenance	32,000	\$18,731.70	13,268.30	58.54%
Gutter Maintenance	20,000	\$894.00	19,106.00	4.47%
Contingency	8,435	\$0.00	8,435.00	0.00%
Pressure Washing	19,425	\$11,500.00	7,925.00	59.20%
Roofing/Skylight Maintenance	35,000	\$11,981.54	23,018.46	34.23%
Termite Contract	8,925	\$0.00	8,925.00	0.00%
Total Maintenance	\$201,035	\$87,316.52	\$113,718.48	43.43%
Utilities				
Electric	\$4,725	\$3,612.64	\$1,112.36	76.46%
Sewer Repairs	6,000	\$2,608.70	3,391.30	43.48%
Trash Removal	65,000	\$38,592.00	26,408.00	59.37%
Total Utilities	\$75,725	\$44,813.34	\$30,911.66	59.18%
Total Operating Expense	\$811,574	\$544,690.96	\$266,883.04	67.12%
Net Operating Budget Balance *	\$217,944	\$147,022.85	\$70,921.15	67.46%

Net Reserve Balance	\$659,270	\$588,348.61	70,921.15	89.24%
Capital Projects (Reserve Funded)				
Roof Replacement	\$262,899	\$88,070.00	\$174,829.00	33.50%
Paving	0	2,982.00	-2,982.00	0.00%
Siding Replacement			0.00	0.00%
Drainage / Erosion Projects	76,500	26,500.00	50,000.00	34.64%
Garage Foundation Work	8,500	8,000.00	500.00	94.12%
Total Capital Project Expense	\$347,899	\$125,552.00	\$222,347.00	36.09%

Net Income (Cash Flow)

\$21,470.85

Ending Reserve Balance

\$311,371

\$462,796.61

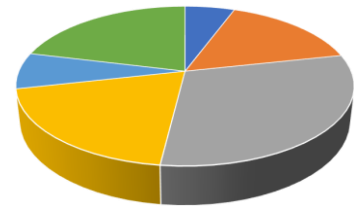
Balance Sheet

463,170.61

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