

Countryhouse V Budget Proforma, FY 2026 - FY 2035
Revised 10-01-2025

Inflation Rate Variable >	5.00%		Includes 2025 Mid-Year Budget Adjustments, 2026 Proposed Budget										
Monthly Rate >	\$374	\$404	\$424	\$445	\$468	\$491	\$516	\$541	\$568	\$597	\$627	\$658	\$691
Marginal Percentage Change >		8%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%

Beginning Fund Balance	\$696,386	\$517,016	\$441,326	\$307,370	\$411,606	\$559,814	\$411,853	\$415,410	\$366,896	\$369,406	\$379,041	\$360,908	\$375,119
	Adjusted	Adjusted	Adjusted	Proposed	Projected								
Annual Operating Budget	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Income													
Prepaid HOA Assessment	\$0	\$0	-\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Late Fee	350	\$400	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NSF Fee	100	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HOA Assessment	902,088	974,255	1,022,968	1,074,116	1,127,822	1,184,213	1,243,424	1,305,595	1,370,875	1,439,418	1,511,389	1,586,959	1,666,307
Interest Money Market/CDs	5,000	\$2,600	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Savings Interest	3,500	\$9,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Violation Income	0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Income	\$911,038	\$986,255	\$1,029,518	\$1,074,116	\$1,127,822	\$1,184,213	\$1,243,424	\$1,305,595	\$1,370,875	\$1,439,418	\$1,511,389	\$1,586,959	\$1,666,307
Operating Expense													
Administration													
Admin Misc. & Bank Fees	\$200	\$200	\$500	\$525	\$551	\$579	\$608	\$638	\$670	\$704	\$739	\$776	\$814
Audit/ Financial Review/Tax Returns	500	\$500	\$14,335	\$1,500	\$1,575	\$1,654	\$1,736	\$1,823	\$1,914	\$2,010	\$2,111	\$2,216	\$2,327
Reserve Study				\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0
Insurance	134,804	\$139,000	\$164,000	\$175,480	\$184,254	\$193,467	\$203,140	\$213,297	\$223,962	\$235,160	\$246,918	\$259,264	\$272,227
Legal	4,600	\$4,600	\$5,000	\$5,250	\$5,513	\$5,788	\$6,078	\$6,381	\$6,700	\$7,036	\$7,387	\$7,757	\$8,144
Management Contract Fee	42,000	\$47,000	\$47,000	\$50,000	\$50,000	\$50,000	\$52,500	\$55,125	\$57,881	\$60,775	\$63,814	\$67,005	\$70,355
Meetings	150	\$408	\$428	\$450	\$472	\$496	\$521	\$547	\$574	\$603	\$633	\$665	\$698
Postage and Printing	100	\$500	\$1,925	\$600	\$630	\$662	\$695	\$729	\$766	\$804	\$844	\$886	\$931
Social	500	500	525	600	630	662	695	729	766	804	844	886	931
Total Administration	\$182,854	\$192,708	\$233,713	\$259,405	\$243,625	\$253,306	\$265,972	\$279,270	\$293,234	\$307,895	\$353,290	\$339,455	\$356,427
Grounds													
Grounds- Other	\$12,000	\$12,000	\$12,600	\$13,230	\$13,892	\$14,586	\$15,315	\$16,081	\$16,885	\$17,729	\$18,616	\$19,547	\$20,524
Landscape Contract	177,072	\$185,926	\$183,936	\$189,454	\$195,138	\$199,032	\$203,016	\$213,167	\$223,825	\$235,016	\$246,767	\$259,106	\$272,061
Snow Removal & Misc. Services			\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mulch/Plantings - All Areas	21,000	\$0	\$35,000	\$36,050	\$37,132	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Tree Service	60,000	60,000	80,000	80,000	84,000	88,200	92,610	97,241	102,103	107,208	112,568	118,196	124,106
Total Grounds	\$270,072	\$257,926	\$312,536	\$318,734	\$330,161	\$321,818	\$330,941	\$346,488	\$362,813	\$379,954	\$397,951	\$416,849	\$436,691
Maintenance													
Building Maintenance	\$35,000	\$45,000	\$47,250	\$49,613	\$52,093	\$54,698	\$57,433	\$60,304	\$63,320	\$66,485	\$69,810	\$73,300	\$76,965
Common Area Maintenance	13,000	22,000	19,000	23,100	24,255	25,468	26,741	28,078	29,482	30,956	32,504	34,129	35,836
Drainage Repairs	5,000	5,000	8,000	8,400	8,820	9,261	9,724	10,210	10,721	11,257	11,820	12,411	13,031
Sanitary Sewer Repairs	12,000	0	6,000	6,300	6,615	6,946	7,293	7,658	8,041	8,443	8,865	9,308	9,773
Garage Maintenance	15,000	40,000	32,000	33,600	35,280	37,044	38,896	40,841	42,883	45,027	47,279	49,643	52,125
Gutter Maintenance	15,000	10,000	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027	32,578
Contingency	574	0	0	0	0	0	0	0	0	0	0	0	0
Pressure Washing	17,800	18,500	19,425	20,396	21,416	22,487	23,611	24,792	26,031	27,333	28,700	30,135	31,641
Roofing/Skylight Maintenance	25,000	25,000	35,000	36,750	38,588	40,517	42,543	44,670	46,903	49,249	51,711	54,296	57,011
Termite Contract	8,120	8,500	8,925	9,371	9,840	10,332	10,848	11,391	11,960	12,558	13,186	13,846	14,538
Total Maintenance	\$146,494	\$174,000	\$195,600	\$208,530	\$218,957	\$229,904	\$241,400	\$253,470	\$266,143	\$279,450	\$293,423	\$308,094	\$323,498

Countryhouse V Budget Proforma, FY 2026 - FY 2035

Includes 2025 Mid-Year Budget Adjustments, 2026 Proposed Budget

Annual Operating Budget	Adjusted	Adjusted	Adjusted	Proposed	Projected								
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Utilities													
Electric	\$3,831	\$4,500	\$4,725	\$4,961	\$5,209	\$5,470	\$5,743	\$6,030	\$6,332	\$6,649	\$6,981	\$7,330	\$7,697
Trash Removal	56,682	60,000	65,000	68,250	71,663	75,246	79,008	82,958	87,106	91,462	96,035	100,836	105,878
Total Utilities	\$60,513	\$64,500	\$69,725	\$73,211	\$76,872	\$80,715	\$84,751	\$88,989	\$93,438	\$98,110	\$103,016	\$108,166	\$113,575
Total Operating Expense	\$659,933	\$689,134	\$811,574	\$859,880	\$869,614	\$885,744	\$923,064	\$968,217	\$1,015,628	\$1,065,409	\$1,147,680	\$1,172,564	\$1,230,192
Net Operating Budget Balance **	\$251,105	\$297,121	\$217,943	\$214,236	\$258,208	\$298,469	\$320,360	\$337,378	\$355,247	\$374,009	\$363,710	\$414,395	\$436,115

Net Fund Balance	\$947,491	\$814,137	\$659,269	\$521,606	\$669,814	\$858,283	\$732,213	\$752,788	\$722,143	\$743,415	\$742,751	\$775,304	\$811,234
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Capital Projects (Reserve Funded)

Roof Replacement	\$427,000	\$354,900	\$262,899	\$0	\$0	\$287,431	\$301,802	\$316,892	\$332,737	\$349,374	\$366,843	\$385,185	\$0
Garage Roof Replacement			\$4,000	\$60,000	\$60,000	\$60,000							\$350,000
Paving	30,000	15,000	0	15,000	20,000	15,000	15,000	15,000	20,000	15,000	15,000	15,000	15,000
Stucco Repairs/Siding Replacement				0		54,000		54,000					
Drainage / Erosion Projects	10,000	70,000	76,500	35,000	30,000	30,000							
Garage Foundation Work		7,000	8,500	0									
Total Capital Projects	\$467,000	\$446,900	\$351,899	\$110,000	\$110,000	\$446,431	\$316,802	\$385,892	\$352,737	\$364,374	\$381,843	\$400,185	\$365,000

Ending Fund Balance	\$480,491	\$367,237	\$307,370	\$411,606	\$559,814	\$411,853	\$415,410	\$366,896	\$369,406	\$379,041	\$360,908	\$375,119	\$446,234
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* Orange denotes Reserve Study proposed budgets: Stucco and Siding Repair lines have been pushed out to accommodate the higher priority of drainage*

* Green denotes manual entries (not formula based) *

* Ending Reserve Balance must remain above \$200,000 *

* Light Blue denotes numerical entry for 'what-if' modeling *

** Contribution to Reserves / Use of Reserves

Roof Calculation Table (current dollars + inflation)

Annual Inflation Rate (derived from above calculation) 5%

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Roof Replacement Average Cost, Year 1	\$13,000	\$13,650	\$14,606	\$15,336	\$16,103	\$16,908	\$17,753	\$18,641	\$19,573	\$20,551	\$21,579	\$22,658	\$23,791
Proposed Roof Projects by Year	29	26	18	0	0	17	17	17	17	17	17	17	0
Required Funds	\$377,000	\$354,900	\$262,899	\$0	\$0	\$287,431	\$301,802	\$316,892	\$332,737	\$349,374	\$366,843	\$385,185	\$0
	73			17			51			51			
	192												

Assumptions for this model

- * The goal is to maintain roof integrity while avoiding a special assessment for roof replacement.
- * For the purpose of this proforma, the Calculated Inflation Rate variable is applied in all future years.
- * Ending Reserve Balance must remain above \$200,000.
- * Roof Replacement Average Costs are based on Year 1 average per roof, adjusted annually by the Inflation Rate Variable.
- * Inspection Report on the first 70 roofs indicates an existing life of at least 5 years or more, thus providing flexibility of replacement.
- * Minimize skylight replacement to permit the ability to dedicate more resources towards roofs, while avoiding the need for a special assessment for this project.
- * This proforma will be annually modified as a component of the Annual Budget Process.

341250	262899	604149
313950	292110	606060
		-1911

Quick Summary of Reserve Fund Balance Budgeting

NOTE: Below is a summation of the use of Reserve monies for capital projects.
The Net Operating Budget Balance reflects the budgeted/projected contribution towards Reserves, as outlined in the Countryhouse ByLaws, Section XIII, CAPITAL RESERVE FUND, Section 2, Source of Monies
Total Capital Projects reflects the budgeted/projected expenses to be drawn from these Reserves

	Adjusted	Adjusted	Projected										Cumulative	
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034		FY 2035
Capital Project Impact on Net Operating Income														
Beginning Balance	\$696,386	\$480,491	\$367,237	\$307,370	\$411,606	\$559,814	\$411,853	\$415,410	\$366,896	\$369,406	\$379,041	\$360,908	\$379,041	
Net Operating Budget Balance **	\$251,105	\$297,121	\$217,943	\$214,236	\$258,208	\$298,469	\$320,360	\$337,378	\$355,247	\$374,009	\$363,710	\$414,395	\$436,115	\$4,138,297
Total Capital Projects ***	467,000	446,900	351,899	110,000	110,000	446,431	316,802	385,892	352,737	364,374	381,843	400,185	365,000	\$4,499,063
Annual Delta	-\$215,895	-\$149,779	-\$133,956	\$104,236	\$148,208	-\$147,962	\$3,558	-\$48,514	\$2,510	\$9,635	-\$18,133	\$14,211	\$71,115	-\$360,766
Ending Reserve Balance	\$480,491	\$367,237	\$307,370	\$411,606	\$559,814	\$411,853	\$415,410	\$366,896	\$369,406	\$379,041	\$360,908	\$375,119	\$446,234	

** Contribution to Reserves
*** Expenditures from Reserve