Countryhouse V Budget, FY 2025

Monthly Report - Revised 10-01-2025

Sep-25

75.00%

Beginning Balance (1/1/2025) **$441,326**

Annual Operating Budget	**Adjusted FY 2025 Budget**	**YTD Actual**	**Balance**	**%**
Income				
Prepaid HOA Assessment	-$6,000	-$8,817.67	$2,817.67	146.96%
Late Fee	$2,000	$1,785.00	$215.00	89.25%
NSF Fee	$50	$30.00	$20.00	60.00%
HOA Assessment	$1,022,968	$776,047.56	$246,920.44	75.86%
Interest Money Market/CDs	$2,500	$1,819.60	$680.40	72.78%
Savings Interest	$7,500	$5,497.54	$2,002.46	73.30%
Violation Income	$500	$500.00	$0.00	100.00%
Other Income	$0	$0.00	$0.00	0.00%
Total Operating Income	$1,029,518	$776,862.03	$252,655.97	75.46%
Operating Expenses				
Administration				
Admin Misc. & Bank Fees	$500	$556.77	-$56.77	111.35%
Audit/ Financial Review/Tax Returns	$14,335	$4,209.42	$10,125.58	29.36%
Reserve Study	$0	$0.00	$0.00	0.00%
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	$35,249.94	$11,750.06	75.00%
Meetings	$428	$0.00	$428.00	0.00%
Postage and Printing	$1,925	$776.42	$1,148.58	40.33%
Social	$525	$0.00	$525.00	0.00%
Total Administration	$233,713	$207,341.25	$26,371.75	88.72%
Grounds				
Grounds- Other	$12,600	$6,679.21	$5,920.79	53.01%
Landscape Contract	$183,936	$137,952.00	$45,984.00	75.00%
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	$73,204.99	$6,795.01	91.51%
Total Grounds	$312,536	$228,693.65	$83,842.35	73.17%
Maintenance				
Building Maintenance	$47,250	$44,153.08	$3,096.92	93.45%
Common Area Maintenance	$19,000	$2,306.25	$16,693.75	12.14%
Drainage Repairs	$8,000	$7,903.50	$96.50	98.79%
Sewer Repairs	$6,000	$2,608.70	$3,391.30	43.48%
Garage Maintenance	$32,000	$20,018.40	$11,981.60	62.56%
Gutter Maintenance	$20,000	$894.00	$19,106.00	4.47%
Contingency	$0	$0.00	$0.00	0.00%
Pressure Washing	$19,425	$11,500.00	$7,925.00	59.20%
Roofing/Skylight Maintenance	$35,000	$23,726.70	$11,273.30	67.79%
Termite Contract	$8,925	$8,120.00	$805.00	90.98%
Total Maintenance	$195,600	$121,230.63	$74,369.37	61.98%
Utilities				
Electric	$4,725	$3,612.64	$1,112.36	76.46%
Trash Removal	$65,000	$43,416.00	$21,584.00	66.79%
Total Utilities	$69,725	$47,028.64	$22,696.36	67.45%
Total Operating Expense	$811,574	$604,294.17	$207,279.83	74.46%
Net Operating Budget Balance *	$217,944	$172,567.86	$45,376.14	79.18%
Net Reserve Balance	$659,270	$613,893.62	$45,376.14	93.12%
Capital Projects (Reserve Funded)				
Roof Replacement	$262,899	$245,081.00	$17,818.00	93.22%
Garage Roof Replacement	$4,000	$0.00		
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	$351,899	$282,563.00	$65,336.00	80.30%
Net Income (Cash Flow)		**-$109,995.14**		
Ending Reserve Balance	**$307,371**	**$331,330.62**		
Balance Sheet		$331,704.62		
Delta		**-$374.00**