## Countryhouse V Budget, FY 2025

## Monthly Report - Revised 10-01-2025

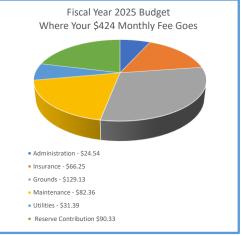
Sep-25 75.00%

## Beginning Balance (1/1/2025)

## \$441,326

Ad		

Annual Operating Budget   FY 2025 Budget   Section   S		Aajustea		1		
Perpaid IIOA Assessment	Annual Operating Budget	FY 2025 Budget	YTD Actual	Balance	%	
Late Fee						
NSF Fec		1.7				
HOA Assessment   Interest Money Market/CDs   \$23,000   \$18,190   \$808.00   \$72,896   \$80.00   \$80.00   \$80.00   \$18,190   \$80.0		1.7				
Interest Money Market/CDs   \$2,500   \$5,497;54   \$2,002   46   73,30%   \$Violation Income   \$500   \$500.00   \$500.00   \$0.00   \$100.00%   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00   \$500.00%   \$500.00   \$500.						
Savings Interest   \$7,500   \$5,497.54   \$2,002.46   73,30%   Other Income   \$500   \$5000   \$0,000   Other Income   \$0   \$0,000   \$0,000   \$0,000   Other Income   \$0   \$0,000   \$0,0				·		
Violation Income	•					
Other Income	=					
Total Operating Income				· ·		
Operating Expenses						
Administration	<b>Total Operating Income</b>	\$1,029,518	\$776,862.03	\$252,655.97	75.46%	
Administration						
Admin Misc. & Bank Fees Audit Financial Review/Tax Returns Reserves Study So. 0.00 So. 0.00% Insurance S164,000 S163,901.20 S98.80 S99.80 S99.80 S2,647.50 S2,647.60 S2,647.60 S4,649.94 S11,750.06 S4,649.94 S11,750.06 S4,649.94 S11,748.88 S2,647.71 S2,647.7						
Audit/ Financial Review/Tax Returns   S14,335   S4,209.42   S10,125.58   29.36%   Reserve Study   S0   S0.00						_
Reserve Study		\$500	****			
Insurance	Audit/ Financial Review/Tax Returns	\$14,335	\$4,209.42	\$10,125.58	29.36%	
Legal	Reserve Study	\$0	\$0.00	\$0.00	0.00%	
Management Contract Fee   \$47,000   \$35,249,94   \$11,750,06   75,00%   Meetings   \$428   \$50.00   \$428.00   \$0.00%   Postage and Printing   \$1,925   \$776,42   \$1,148,81   40,33%   \$525   \$50.00   \$525.00   \$255.00	Insurance	\$164,000	\$163,901.20	\$98.80		
Meetings	Legal	\$5,000	\$2,647.50	\$2,352.50		
Postage and Printing	Management Contract Fee	\$47,000	\$35,249.94	\$11,750.06	75.00%	
Social   S525   S0.00   S525.00   0.00%     Total Administration   S233,713   S207,341.25   S26,371.75   88.72%     Grounds		\$428	\$0.00	\$428.00	0.00%	
Total Administration	Postage and Printing	\$1,925	\$776.42	\$1,148.58	40.33%	
Grounds         S12,600         \$6,679.21         \$5,920.79         \$3.01%           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         \$52,010.72         \$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         \$47,250         \$44,153.08         \$3,096.92         \$3.45%           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         \$3.33,13         \$3.48%           Garage Maintenance         \$32,000         \$894.00         \$1,916.00         \$4,478           Gutter Maintenance         \$20,000         \$894.00         \$1,910.00         \$4,478           Contingency         \$0         \$0.00         \$0.00         \$0.00           Posc	Social	<u>\$525</u>	\$0.00	\$525.00	0.00%	
Strounds-Other	Total Administration		\$207,341.25	\$26,371.75	88.72%	
Strounds-Other						
Landscape Contract   S183,936   S137,952.00   S45,984.00   75.00%   Snow Removal, Mulch & Misc. Services   S1,000   S874.50   S125.50   87.45%   S125.017.05   S25,017.05   S25,000   S20,000   S13,204.99   S6,795.01   S15,196   S125.50	Grounds					
Snow Removal, Mulch & Misc. Services   S1,000   S874.50   S125.50   87.45%   Mulch All Areas   S35,000   S9,982.95   S25,017.05   28.52%   Tree Removal   S80,000   S73,204.99   S6,795.01   91.51%   S125.50   S312,536   S228,693.65   S83,842.35   73.17%	Grounds- Other	\$12,600	\$6,679.21	\$5,920.79	53.01%	
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   \$33,913.0   \$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   \$9.20%     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 Reserve Balance   \$659,270   \$613,893.62   \$45,376.14   93.12%    Net Reserve Balance   \$262,899   \$245,081.00   \$17,818.00   93.22%    Garage Roof Replacement   \$4,000   \$0.00    Paving   \$0   \$2,982.00   \$8,000   \$0.00%    Siding Replacement   \$4,000   \$0.00    Paving   \$0   \$2,982.00   \$50,000   \$0.00%    Siding Replacement   \$4,000   \$0.00    Paving   \$0   \$2,982.00   \$50,000   \$0.00%    Siding Replacement   \$4,000   \$0.00    Paving   \$0   \$2,982.00   \$50,000   \$0.00%    Siding Replacement   \$4,000   \$0.00%    Siding Replacement   \$4,000   \$0.00    Paving   \$0   \$2,982.00   \$50,000   \$0.00%    Siding Replacement   \$6,500   \$6,500.00   \$60,000    Siding Replacement   \$6,500   \$6,500.00   \$60,000    Siding Replacement   \$6,500   \$6,500.00   \$60,000    Siding	Landscape Contract	\$183,936	\$137,952.00	\$45,984.00	75.00%	
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%   \$70.11   \$10.0000   \$10.00000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.00000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.00000   \$10.0000   \$10.0000   \$10.00000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.0000   \$10.00000   \$10.00000	Snow Removal, Mulch & Misc. Services		\$874.50	\$125.50	87.45%	
Tree Removal			\$9,982.95	\$25,017.05		
Maintenance   Salar,	Tree Removal			·		
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         \$92.0%           Roofing/Skylight Maintenance         \$335,000         \$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%           Total Utilities         \$69,725         \$47,028.64         \$22,696.36	<b>Total Grounds</b>	· · · · · · · · · · · · · · · · · · ·				
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         \$20,118.40         \$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         \$92.00%           Roofing/Skylight Maintenance         \$335,000         \$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         \$21,584.0						
Common Area Maintenance	Maintenance					
Common Area Maintenance	Building Maintenance	\$47,250	\$44,153.08	\$3,096.92	93.45%	
Drainage Repairs   \$8,000   \$7,903.50   \$96.50   98.79%		\$19,000	\$2,306.25	\$16,693.75	12.14%	
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 *         \$659,270         \$613,893.62         \$45,376.14	Drainage Repairs		\$7,903.50		98.79%	
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         93.12%           Capital Projects (Reserve Funded)         \$0.00	Sewer Repairs			\$3,391.30	43.48%	
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         \$92.0%           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 Operating Budget Balance         \$659,270         \$613,893.62         \$45,376.14         93.12%           Capital Projects (Reserve Funded)	Garage Maintenance	\$32,000	\$20,018.40	\$11,981.60	62.56%	
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%	Gutter Maintenance		\$894.00	\$19,106.00	4.47%	
Roofing/Skylight Maintenance				·		
Roofing/Skylight Maintenance						
Termite Contract						
Total Maintenance				·		
Utilities         \$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)         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00	Total Maintenance					
Electric		4-7-7,000	, , , , , , , , , , , , , , , , , , ,	41.1,000.001		
Electric	Utilities					
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)         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00           Paving         \$0         \$2,982.00         \$2,982.00         \$0.00         \$0.00%         \$0.00         \$0.00%         \$0.00         \$0.00%         \$0.00         \$0.00         \$0.00%         \$0.00         \$0.00         \$0.00         \$0.00%         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00		\$4,725	\$3,612,64	\$1.112.36	76.46%	
Total Utilities         \$69,725         \$47,028.64         \$22,696.36         67.45%           Total Operating Expense Net Operating Budget Balance *         \$811,574         \$604,294.17         \$207,279.83         74.46%           Net Reserve Balance         \$659,270         \$613,893.62         \$45,376.14         93.12%           Capital Projects (Reserve Funded)             \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement Paving Siding Replacement Drainage / Erosion Projects Grage Foundation Work         \$76,500         \$26,500.00         \$50,000.00         34.64%           Garage Foundation Work         \$8,500         \$8,000.00         \$500.00         94.12%	Trash Removal					
Total Operating Expense Net Operating Budget Balance *         \$811.574 \$217,944         \$604.294.17 \$172,567.86         \$207,279.83 \$45,376.14         74.46% 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 Paving         \$0.00         \$0.00         \$2,982.00         -\$2,982.00         0.00%           Siding Replacement 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%						
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)         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00         \$0.00         \$2,982.00         -\$2,982.00         0.00%           Paving         \$0         \$2,982.00         -\$2,982.00         0.00%           Siding Replacement         \$0.00         \$26,500.00         \$50,000.00         34.64%           Drainage / Erosion Projects         \$76,500         \$8,000.00         \$500.00         94.12%	Total Callines	\$65,725	\$17,020101	<b>\$22,</b> 070.50		
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)         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00         \$0.00         \$2,982.00         -\$2,982.00         0.00%           Paving         \$0         \$2,982.00         -\$2,982.00         0.00%           Siding Replacement         \$0.00         \$26,500.00         \$50,000.00         34.64%           Drainage / Erosion Projects         \$76,500         \$8,000.00         \$500.00         94.12%	Total Operating Expense	\$811.574	\$604.294.17	\$207.279.83	74.46%	
Net Reserve Balance         \$659,270         \$613,893.62         \$45,376.14         93.12%           Capital Projects (Reserve Funded)         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
Capital Projects (Reserve Funded)         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00	Net Operating Budget Builder	<i>\$217,511</i>	\$172,007100	\$ 15,5 / OII !	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Capital Projects (Reserve Funded)         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00	Net Reserve Ralance	\$659.270	\$613.893.62	\$45 376 14	93 12%	
Roof Replacement         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00         \$0.00           Paving         \$0         \$2,982.00         -\$2,982.00         0.00%           Siding Replacement         \$0.00         0.00%         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%	ret reserve Barance	\$037,270	\$015,075.02	ψ15,570111	7311270	
Roof Replacement         \$262,899         \$245,081.00         \$17,818.00         93.22%           Garage Roof Replacement         \$4,000         \$0.00         \$0.00           Paving         \$0         \$2,982.00         -\$2,982.00         0.00%           Siding Replacement         \$0.00         0.00%         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%	Canital Projects (Reserve Funded)					
Garage Roof Replacement         \$4,000         \$0.00           Paving         \$0         \$2,982.00         -\$2,982.00         0.00%           Siding Replacement         \$0.00         0.00%         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%		\$262.899	\$245 081 00	\$17.818.00	93 22%	
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%				φ17,010.00	73.4470	
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%				-\$2 982 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%	<u> </u>	\$0	\$2,982.00	·		
Garage Foundation Work <u>\$8,500</u> <u>\$8,000.00</u> <u>\$500.00</u> 94.12%		\$76.500	\$26,500,00			
- · · · · · · · · · · · · · · · · · · ·						
Iotal Capital Project Expense \$331,077 \$262,303.00 \$03,330.00 \$00.0070	_					
	1 otal Capital Project Expense	φυυ1,077	\$404,303.00	\$05,550.00	80.3070	



 Net Income (Cash Flow)
 -\$10

 Ending Reserve Balance
 \$307,371
 \$33

 Balance Sheet
 \$32

 Delta
 \$33

-\$109,995.14 \$331,330.62

\$331,704.62 **-\$374.00**