

## Countryhouse V Budget, FY 2025

Monthly Report - Revised 10-01-2025

Nov-25

91.66%

Beginning Balance (1/1/2025)

\$441,326

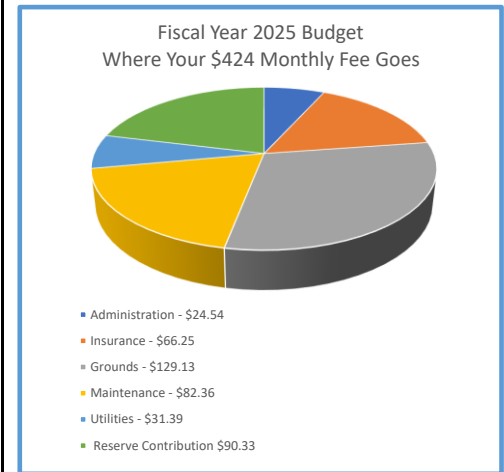
Adjusted

### Annual Operating Budget

	FY 2025 Budget	YTD Actual	Balance	%
<b>Income</b>				
Prepaid HOA Assessment	-\$6,000	-\$14,419.67	\$8,419.67	240.33%
Late Fee	\$2,000	\$1,910.00	\$90.00	95.50%
NSF Fee	\$50	\$30.00	\$20.00	60.00%
HOA Assessment	\$1,022,968	\$945,506.56	\$77,461.44	92.43%
Interest Money Market/CDs	\$2,500	\$2,007.44	\$492.56	80.30%
Savings Interest	\$7,500	\$6,570.11	\$929.89	87.60%
Violation Income	\$500	\$500.00	\$0.00	100.00%
Other Income	\$0	\$0.00	\$0.00	0.00%
<b>Total Operating Income</b>	\$1,029,518	\$942,104.44	\$87,413.56	91.51%

### Operating Expenses

<b>Administration</b>				
Admin Misc. & Bank Fees	\$500	\$571.77	-\$71.77	114.35%
Audit/ Financial Review/Tax Returns	\$14,335	\$7,193.42	\$7,141.58	50.18%
Reserve Study	\$0	\$0.00	\$0.00	0.00%
Insurance	\$164,000	\$163,901.20	\$98.80	99.94%
Legal	\$5,000	\$2,902.50	\$2,097.50	58.05%
Management Contract Fee	\$47,000	\$43,083.26	\$3,916.74	91.67%
Meetings	\$428	\$0.00	\$428.00	0.00%
Postage and Printing	\$1,925	\$3,794.84	-\$1,869.84	197.13%
Social	\$525	\$0.00	\$525.00	0.00%
<b>Total Administration</b>	\$233,713	\$221,446.99	\$12,266.01	94.75%
<b>Grounds</b>				
Grounds- Other	\$12,600	\$3,316.45	\$9,283.55	26.32%
Landscape Contract	\$183,936	\$168,608.00	\$15,328.00	91.67%
Snow Removal, Mulch & Misc. Services	\$1,000	\$874.50	\$125.50	87.45%
Mulch All Areas	\$35,000	\$19,860.95	\$15,139.05	56.75%
Tree Removal	\$80,000	\$74,374.99	\$5,625.01	92.97%
<b>Total Grounds</b>	\$312,536	\$267,034.89	\$45,501.11	85.44%
<b>Maintenance</b>				
Building Maintenance	\$47,250	\$48,691.03	-\$1,441.03	103.05%
Common Area Maintenance	\$19,000	\$7,581.25	\$11,418.75	39.90%
Drainage Repairs	\$8,000	\$10,288.00	-\$2,288.00	128.60%
Sewer Repairs	\$6,000	\$2,608.70	\$3,391.30	43.48%
Garage Maintenance	\$32,000	\$25,769.06	\$6,230.94	80.53%
Gutter Maintenance	\$20,000	\$8,059.00	\$11,941.00	40.30%
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	\$24,368.70	\$10,631.30	69.62%
Termite Contract	\$8,925	\$8,120.00	\$805.00	90.98%
<b>Total Maintenance</b>	\$195,600	\$146,985.74	\$48,614.26	75.15%
<b>Utilities</b>				
Electric	\$4,725	\$4,402.21	\$322.79	93.17%
Trash Removal	\$65,000	\$48,240.00	\$16,760.00	74.22%
<b>Total Utilities</b>	\$69,725	\$52,642.21	\$17,082.79	75.50%
<b>Total Operating Expense</b>	\$811,574	\$688,109.83	\$123,464.17	84.79%
<b>Net Operating Budget Balance *</b>	\$217,944	\$253,994.61	-\$36,050.61	116.54%



<b>Net Reserve Balance</b>	\$659,270	\$695,320.37	-\$36,050.61	105.47%
<b>Capital Projects (Reserve Funded)</b>				
Roof Replacement	\$262,899	\$275,102.00	-\$12,203.00	104.64%
Garage Roof Replacement	\$4,000	\$0.00	\$4,000.00	0.00%
Paving	\$0	\$2,982.00	-\$2,982.00	0.00%
Siding Replacement	\$0	\$0.00	\$0.00	0.00%
Drainage / Erosion Projects	\$76,500	\$30,951.70	\$45,548.30	40.46%
Garage Foundation Work	\$8,500	\$8,000.00	\$500.00	94.12%
<b>Total Capital Project Expense</b>	\$351,899	\$317,035.70	\$30,863.30	90.09%

**Net Income (Cash Flow)**

-\$63,041.09

**Ending Reserve Balance**

\$307,371

\$378,284.67

Balance Sheet

\$378,835.34

Delta

-\$550.67