

## Countryhouse V Budget, FY 2025

Monthly Report - Revised 1/12/2026

Dec-25

100.00%

Beginning Balance (1/1/2025)

\$441,326

Adjusted

### Annual Operating Budget

#### Income

	FY 2025 Budget	YTD Actual	Balance	%
Prepaid HOA Assessment	-\$6,000	-\$3,070.11	-\$2,929.89	51.17%
Late Fee	\$2,000	\$1,935.00	\$65.00	96.75%
NSF Fee	\$50	\$33.00	\$17.00	66.00%
HOA Assessment	\$1,022,968	\$1,029,995.00	-\$7,027.00	100.69%
Interest Money Market/CDs	\$2,500	\$2,367.26	\$132.74	94.69%
Savings Interest	\$7,500	\$7,114.71	\$385.29	94.86%
Violation Income	\$500	\$500.00	\$0.00	100.00%
Other Income	\$0	\$0.00	\$0.00	0.00%
<b>Total Operating Income</b>	<b>\$1,029,518</b>	<b>\$1,038,874.86</b>	<b>-\$9,356.86</b>	<b>100.91%</b>

### Operating Expenses

#### Administration

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	\$46,999.92	\$0.08	100.00%
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>	<b>\$233,713</b>	<b>\$225,363.65</b>	<b>\$8,349.35</b>	<b>96.43%</b>

#### Grounds

Grounds- Other	\$12,600	\$12,148.75	\$451.25	96.42%
Landscape Contract	\$183,936	\$183,936.00	\$0.00	100.00%
Snow Removal, Mulch & Misc. Services	\$1,000	\$874.50	\$125.50	87.45%
Mulch All Areas	\$35,000	\$28,455.95	\$6,544.05	81.30%
Tree Removal	\$80,000	\$74,374.99	\$5,625.01	92.97%
<b>Total Grounds</b>	<b>\$312,536</b>	<b>\$299,790.19</b>	<b>\$12,745.81</b>	<b>95.92%</b>

#### Maintenance

Building Maintenance	\$47,250	\$49,514.93	-\$2,264.93	104.79%
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	\$2,742.45	\$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	\$30,635.43	\$4,364.57	87.53%
Termite Contract	\$8,925	\$8,120.00	\$805.00	90.98%
<b>Total Maintenance</b>	<b>\$195,600</b>	<b>\$154,210.12</b>	<b>\$41,523.63</b>	<b>78.84%</b>

#### Utilities

Electric	\$4,725	\$4,813.17	-\$88.17	101.87%
Trash Removal	\$65,000	\$53,064.00	\$11,936.00	81.64%
<b>Total Utilities</b>	<b>\$69,725</b>	<b>\$57,877.17</b>	<b>\$11,847.83</b>	<b>83.01%</b>

**Total Operating Expense**

**Net Operating Budget Balance \***

### Net Reserve Balance

#### Capital Projects (Reserve Funded)

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	\$76,500	\$32,078.70	\$44,421.30	41.93%
Drainage / Erosion Projects	\$8,500	\$8,000.00	\$500.00	94.12%
Garage Foundation Work	\$0	\$0.00	\$0.00	0.00%
<b>Total Capital Project Expense</b>	<b>\$351,899</b>	<b>\$318,162.70</b>	<b>\$29,736.30</b>	<b>90.41%</b>

**Net Income (Cash Flow)**

**Ending Reserve Balance**

Balance Sheet

Delta

**-\$16,528.97**

**\$307,371**

**\$424,796.79**

**\$425,170.79**

**-\$374.00**

Fiscal Year 2025 Budget  
Where Your \$424 Monthly Fee Goes

