

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

	FY 2025 Budget	YTD Actual	Balance	%
Income				
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%
Total Operating Income	\$1,029,518	\$1,038,874.86	-\$9,356.86	100.91%

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%
Total Administration	\$233,713	\$225,363.65	\$8,349.35	96.43%
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%
Total Grounds	\$312,536	\$299,790.19	\$12,745.81	95.92%
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%
Total Maintenance	\$195,600	\$154,210.12	\$41,523.63	78.84%
Utilities				
Electric	\$4,725	\$4,813.17	-\$88.17	101.87%
Trash Removal	\$65,000	\$53,064.00	\$11,936.00	81.64%
Total Utilities	\$69,725	\$57,877.17	\$11,847.83	83.01%
Total Operating Expense	\$811,574	\$737,241.13	\$74,466.62	90.84%
Net Operating Budget Balance *	\$217,944	\$301,633.73	-\$83,823.48	138.40%

Net Reserve Balance	\$659,270	\$742,959.49	-\$83,689.73	112.69%
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Capital Projects (Reserve Funded)

Roof Replacement	\$262,899	\$275,102.00	-\$12,203.00	104.64%
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	\$32,078.70	\$44,421.30	41.93%
Garage Foundation Work	\$8,500	\$8,000.00	\$500.00	94.12%
Total Capital Project Expense	\$351,899	\$318,162.70	\$29,736.30	90.41%

Net Income (Cash Flow)

-\$16,528.97

Ending Reserve Balance

\$307,371

\$424,796.79

Balance Sheet

\$425,170.79

Delta

-\$374.00

