

Countryhouse V Budget, FY 2026

Monthly Report - Revised 2/12/2026

Jan-26

100.00%

Beginning Balance (1/1/2026)

\$424,797

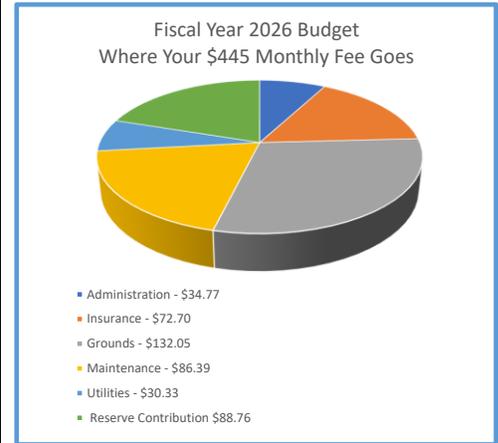
Adjusted

Annual Operating Budget

	FY 2026Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	\$15,953.00	-\$15,953.00	0.00%
Late Fee	\$0	\$25.00	-\$25.00	0.00%
NSF Fee	\$0	\$0.00	\$0.00	0.00%
HOA Assessment	\$1,074,116	\$88,801.00	\$985,315.00	8.27%
Interest Money Market/CDs	\$0	\$183.76	-\$183.76	0.00%
Savings Interest	\$0	\$535.57	-\$535.57	0.00%
Violation Income	\$0	\$0.00	\$0.00	0.00%
Other Income	\$0	\$0.00	\$0.00	0.00%
Total Operating Income	\$1,074,116	\$105,498.33	\$968,617.67	9.82%

Operating Expenses

Administration				
Admin Misc. & Bank Fees	\$525	\$0.00	\$525.00	0.00%
Audit/ Financial Review/Tax Returns	\$1,500	\$24.88	\$1,475.12	1.66%
Reserve Study	\$25,000	\$0.00	\$25,000.00	0.00%
Insurance	\$175,480	\$0.00	\$175,480.00	0.00%
Legal	\$5,250	\$0.00	\$5,250.00	0.00%
Management Contract Fee	\$50,000	\$4,166.66	\$45,833.34	8.33%
Meetings	\$450	\$0.00	\$450.00	0.00%
Postage and Printing	\$600	\$90.02	\$509.98	15.00%
Social	\$600	\$0.00	\$600.00	0.00%
Total Administration	\$259,405	\$4,281.56	\$255,123.44	1.65%
Grounds				
Grounds- Other	\$13,230	\$205.87	\$13,024.13	1.56%
Landscape Contract	\$189,454	\$15,788.00	\$173,666.00	8.33%
Mulch All Areas	\$36,050	\$0.00	\$36,050.00	0.00%
Tree Removal	\$80,000	\$1,300.00	\$78,700.00	1.63%
Total Grounds	\$318,734	\$17,293.87	\$301,440.13	5.43%
Maintenance				
Building Maintenance	\$49,613	\$930.90	\$48,682.10	1.88%
Common Area Maintenance	\$23,100	\$0.00	\$23,100.00	0.00%
Drainage Repairs	\$8,400	\$0.00	\$8,400.00	0.00%
Sewer Repairs	\$6,300	\$2,099.05	\$3,391.30	43.48%
Garage Maintenance	\$33,600	\$2,728.50	\$30,871.50	8.12%
Gutter Maintenance	\$21,000	\$0.00	\$21,000.00	0.00%
Contingency	\$0	\$0.00	\$0.00	0.00%
Pressure Washing	\$20,396	\$0.00	\$20,396.00	0.00%
Roofing/Skylight Maintenance	\$36,750	\$3,022.75	\$33,727.25	8.23%
Termite Contract	\$9,371	\$0.00	\$9,371.00	0.00%
Total Maintenance	\$208,530	\$8,781.20	\$198,939.15	4.21%
Utilities				
Electric	\$4,961	\$414.87	\$4,546.13	8.36%
Trash Removal	\$68,250	\$4,824.00	\$63,426.00	7.07%
Total Utilities	\$73,211	\$5,238.87	\$67,972.13	7.16%
Total Operating Expense	\$859,880	\$35,595.50	\$823,474.85	4.14%
Net Operating Budget Balance *	\$214,236	\$69,902.83	\$145,142.82	32.63%



Net Reserve Balance	\$639,033	\$494,699.62	\$144,333.17	77.41%
Capital Projects (Reserve Funded)				
Roof Replacement	\$0	\$915.00	-\$915.00	0.00%
Garage Roof Replacement	\$60,000	\$0.00	\$60,000.00	0.00%
Paving	\$15,000	\$0.00	\$15,000.00	0.00%
Siding Replacement	\$0	\$0.00	\$0.00	0.00%
Drainage / Erosion Projects	\$35,000	\$0.00	\$35,000.00	0.00%
Garage Foundation Work	\$0	\$0.00	\$0.00	0.00%
Total Capital Project Expense	\$110,000	\$915.00	\$49,085.00	0.83%

Net Income (Cash Flow)

\$68,987.83

Ending Reserve Balance

\$529,033

\$493,784.62

Balance Sheet

\$494,158.62

Delta

-\$374.00