

Countryhouse V Budget, FY 2026

Monthly Report - Revised 4/16/2026

Mar-26

25.00%

Beginning Balance (1/1/2026)

\$424,797

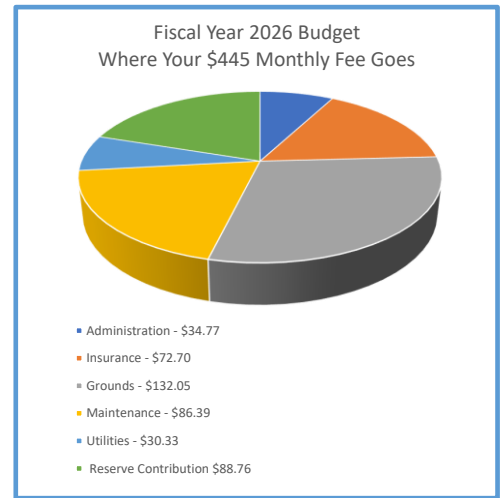
Adjusted

Annual Operating Budget

	FY 2026 Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	\$8,435.00	-\$8,435.00	0.00%
Late Fee	\$0	\$675.00	-\$675.00	0.00%
NSF Fee	\$0	\$4.00	-\$4.00	0.00%
HOA Assessment	\$1,074,116	\$268,556.00	\$805,560.00	25.00%
Interest Money Market/CDs	\$0	\$535.20	-\$535.20	0.00%
Savings Interest	\$0	\$1,527.00	-\$1,527.00	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	\$279,732.20	\$794,383.80	26.04%

Operating Expenses

	FY 2026 Budget	YTD Actual	Balance	%
Administration				
Admin Misc. & Bank Fees	\$525	\$0.00	\$525.00	0.00%
Audit/ Financial Review/Tax Returns	\$1,500	\$574.88	\$925.12	38.33%
Reserve Study	\$25,000	\$0.00	\$25,000.00	0.00%
Insurance	\$175,480	\$170,217.03	\$5,262.97	97.00%
Legal	\$5,250	\$2,189.44	\$3,060.56	41.70%
Management Contract Fee	\$50,000	\$12,499.98	\$37,500.02	25.00%
Meetings	\$450	\$0.00	\$450.00	0.00%
Postage and Printing	\$600	\$140.16	\$459.84	23.36%
Social	\$600	\$0.00	\$600.00	0.00%
Total Administration	\$259,405	\$185,621.49	\$73,783.51	71.56%
Grounds				
Grounds- Other	\$13,230	\$8,029.61	\$5,200.39	60.69%
Landscape Contract	\$189,454	\$47,364.00	\$142,090.00	25.00%
Landscape Other	\$0	\$0.00	\$0.00	0.00%
Snow Removal, Mulch & Misc. Services	\$0	\$0.00	\$0.00	0.00%
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	\$56,693.61	\$262,040.39	17.79%
Maintenance				
Building Maintenance	\$49,613	\$4,117.63	\$45,495.37	8.30%
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	\$5,243.78	\$3,391.30	43.48%
Garage Maintenance	\$33,600	\$21,002.60	\$12,597.40	62.51%
Gutter Maintenance	\$21,000	\$7,837.50	\$13,162.50	37.32%
Contingency	\$0	\$0.00	\$0.00	0.00%
Pressure Washing	\$20,396	\$0.00	\$20,396.00	0.00%
Roofing/Skylight Maintenance	\$36,750	\$5,111.39	\$31,638.61	13.91%
Termite Contract	\$9,371	\$0.00	\$9,371.00	0.00%
Total Maintenance	\$208,530	\$43,312.90	\$167,552.18	20.77%
Utilities				
Electric	\$4,961	\$1,250.93	\$3,710.07	25.22%
Trash Removal	\$68,250	\$14,472.00	\$53,778.00	21.20%
Total Utilities	\$73,211	\$15,722.93	\$57,488.07	21.48%
Total Operating Expense	\$859,880	\$301,350.93	\$560,864.15	35.05%
Net Operating Budget Balance *	\$214,236	-\$21,618.73	\$233,519.65	-10.09%



Net Reserve Balance	\$639,033	\$403,178.06	\$235,854.73	63.09%
Capital Projects (Reserve Funded)				
Roof Replacement	\$0	\$5,184.00	-\$5,184.00	0.00%
Garage Roof Replacement	\$60,000	\$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	\$29,975.00	\$5,025.00	85.64%
Garage Foundation Work	\$0	\$0.00	\$0.00	0.00%
Total Capital Project Expense	\$110,000	\$35,159.00	\$14,841.00	31.96%

Net Income (Cash Flow) -\$56,777.73

Ending Reserve Balance \$368,019.06

Balance Sheet \$369,693.06

Delta ** -\$1,674.00