

**Countryhouse V Budget, FY 2026**

Monthly Report - Revised 6/3/2026

May-26

41.67%

Beginning Balance (1/1/2026)

\$424,797

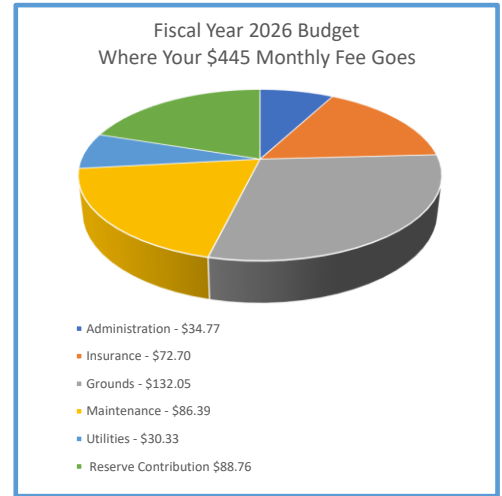
**Adjusted**

**Annual Operating Budget**

	FY 2026 Budget	YTD Actual	Balance	%
<b>Income</b>				
Prepaid HOA Assessment	\$0	\$5,732.00	-\$5,732.00	0.00%
Late Fee	\$0	\$635.00	-\$635.00	0.00%
NSF Fee	\$0	\$27.00	-\$27.00	0.00%
HOA Assessment	\$1,074,116	\$447,906.00	\$626,210.00	41.70%
Interest Money Market/CDs	\$0	\$900.89	-\$900.89	0.00%
Savings Interest	\$0	\$2,556.77	-\$2,556.77	0.00%
Violation Income	\$0	\$0.00	\$0.00	0.00%
Other Income	\$0	\$0.00	\$0.00	0.00%
<b>Total Operating Income</b>	\$1,074,116	\$457,757.66	\$616,358.34	42.62%

**Operating Expenses**

	FY 2026 Budget	YTD Actual	Balance	%
<b>Administration</b>				
Admin Misc. & Bank Fees	\$525	\$30.00	\$495.00	5.71%
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	\$20,833.30	\$29,166.70	41.67%
Meetings	\$450	\$0.00	\$450.00	0.00%
Postage and Printing	\$600	\$360.10	\$239.90	60.02%
Social	\$600	\$0.00	\$600.00	0.00%
<b>Total Administration</b>	\$259,405	\$194,204.75	\$65,200.25	74.87%
<b>Grounds</b>				
Grounds- Other	\$13,230	\$15,896.35	-\$2,666.35	120.15%
Landscape Contract	\$189,454	\$78,940.00	\$110,514.00	41.67%
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	\$81,300.00	-\$1,300.00	101.63%
<b>Total Grounds</b>	\$318,734	\$176,136.35	\$142,597.65	55.26%
<b>Maintenance</b>				
Building Maintenance	\$49,613	\$19,017.20	\$30,595.80	38.33%
Common Area Maintenance	\$23,100	\$3,100.00	\$20,000.00	13.42%
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	\$22,611.35	\$10,988.65	67.30%
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	\$13,239.11	\$23,510.89	36.02%
Termite Contract	\$9,371	\$0.00	\$9,371.00	0.00%
<b>Total Maintenance</b>	\$208,530	\$71,048.94	\$139,816.14	34.07%
<b>Utilities</b>				
Electric	\$4,961	\$2,088.88	\$2,872.12	42.11%
Trash Removal	\$68,250	\$24,120.00	\$44,130.00	35.34%
<b>Total Utilities</b>	\$73,211	\$26,208.88	\$47,002.12	35.80%
<b>Total Operating Expense</b>	\$859,880	\$467,598.92	\$394,616.16	54.38%
<b>Net Operating Budget Balance *</b>	\$214,236	-\$9,841.26	\$221,742.18	-4.59%



<b>Net Reserve Balance</b>	\$639,033	\$414,955.53	\$224,077.26	64.93%
<b>Capital Projects (Reserve Funded)</b>				
Roof Replacement	\$0	\$5,184.00	-\$5,184.00	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	\$29,975.00	\$5,025.00	85.64%
Garage Foundation Work	\$0	\$0.00	\$0.00	0.00%
<b>Total Capital Project Expense</b>	\$110,000	\$35,159.00	\$74,841.00	31.96%

**Net Income (Cash Flow)**

-\$45,000.26

**Ending Reserve Balance**

\$529,033

\$379,796.53

Balance Sheet

\$380,170.53

Delta \*\*

-\$374.00