Countryhouse V Budget, FY 2026

Monthly Report - Revised 7/10/2026

Jun-26

50.00%

Beginning Balance (1/1/2026) **$424,797**

Annual Operating Budget	**Adjusted FY 2026Budget**	**YTD Actual**	**Balance**	**%**
Income				
Prepaid HOA Assessment	$0	$791.00	-$791.00	0.00%
Late Fee	$0	$735.00	-$735.00	0.00%
NSF Fee	$0	$27.00	-$27.00	0.00%
HOA Assessment	$1,074,116	$538,821.56	$535,294.44	50.16%
Interest Money Market/CDs	$0	$1,081.61	-$1,081.61	0.00%
Savings Interest	$0	$3,064.98	-$3,064.98	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	$544,521.15	$529,594.85	50.69%
Operating Expenses				
Administration				
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	$2,316.94	$2,933.06	44.13%
Management Contract Fee	$50,000	$24,999.96	$25,000.04	50.00%
Meetings	$450	$0.00	$450.00	0.00%
Postage and Printing	$600	$361.69	$238.31	60.28%
Social	$600	$0.00	$600.00	0.00%
Total Administration	$259,405	$198,500.50	$60,904.50	76.52%
Grounds				
Grounds- Other	$13,230	$16,591.09	-$3,361.09	125.41%
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	$81,669.00	-$1,669.00	102.09%
Total Grounds	$318,734	$177,200.09	$141,533.91	55.59%
Maintenance				
Building Maintenance	$49,613	$28,969.66	$20,643.34	58.39%
Common Area Maintenance	$23,100	$3,100.00	$20,000.00	13.42%
Drainage Repairs	$8,400	$2,796.00	$5,604.00	33.29%
Sewer Repairs	$6,300	$5,801.25	$3,391.30	43.48%
Garage Maintenance	$33,600	$23,467.35	$10,132.65	69.84%
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	$17,215.23	$19,534.77	46.84%
Termite Contract	$9,371	$8,120.00	$1,251.00	86.65%
Total Maintenance	$208,530	$97,306.99	$114,115.56	46.66%
Utilities				
Electric	$4,961	$2,507.77	$2,453.23	50.55%
Trash Removal	$68,250	$28,944.00	$39,306.00	42.41%
Total Utilities	$73,211	$31,451.77	$41,759.23	42.96%
Total Operating Expense	$859,880	$504,459.35	$358,313.20	58.67%
Net Operating Budget Balance *	$214,236	$40,061.80	$171,281.65	18.70%
Net Reserve Balance	$639,033	$464,858.59	$174,174.20	72.74%
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%
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)		**$4,902.80**
Ending Reserve Balance	**$529,033**	**$429,699.59**
Balance Sheet		$430,073.59
Delta **		**-$374.00**