

Countryhouse V Budget, FY 2026

Monthly Report - Revised 8/11/2026

Jul-26

58.33%

Beginning Balance (1/1/2026)

\$424,797

Adjusted

Annual Operating Budget

	FY 2026 Budget	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	\$5,658.00	-\$5,658.00	0.00%
Late Fee	\$0	\$710.00	-\$710.00	0.00%
NSF Fee	\$0	\$27.00	-\$27.00	0.00%
HOA Assessment	\$1,074,116	\$627,459.56	\$446,656.44	58.42%
Interest Money Market/CDs	\$0	\$1,268.97	-\$1,268.97	0.00%
Savings Interest	\$0	\$3,591.38	-\$3,591.38	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	\$638,714.91	\$435,401.09	59.46%

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	\$0	\$0.00	\$0.00	0.00%
Insurance	\$175,480	\$170,217.03	\$5,262.97	97.00%
Legal	\$5,250	\$3,974.44	\$1,275.56	75.70%
Management Contract Fee	\$50,000	\$29,166.62	\$20,833.38	58.33%
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	\$234,405	\$204,324.66	\$30,080.34	87.17%
Grounds				
Grounds- Other	\$13,230	\$17,619.96	-\$4,389.96	133.18%
Landscape Contract	\$189,454	\$110,516.00	\$78,938.00	58.33%
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	\$22,000.00	\$14,050.00	61.03%
Tree Removal	\$80,000	\$81,669.00	-\$1,669.00	102.09%
Total Grounds	\$318,734	\$231,804.96	\$86,929.04	72.73%
Maintenance				
Building Maintenance	\$25,413	\$29,294.87	-\$3,881.87	115.28%
Common Area Maintenance	\$23,100	\$5,876.65	\$17,223.35	25.44%
Drainage Repairs	\$8,400	\$3,707.75	\$4,692.25	44.14%
Sewer Repairs	\$6,300	\$5,801.25	\$3,391.30	43.48%
Garage Maintenance	\$33,600	\$24,965.35	\$8,634.65	74.30%
Gutter Maintenance	\$21,000	\$13,935.50	\$7,064.50	66.36%
Contingency	\$0	\$0.00	\$0.00	0.00%
Pressure Washing	\$20,396	\$0.00	\$20,396.00	0.00%
Roofing/Skylight Maintenance	\$36,750	\$21,712.86	\$15,037.14	59.08%
Termite Contract	\$9,371	\$8,120.00	\$1,251.00	86.65%
Total Maintenance	\$184,330	\$113,414.23	\$73,808.32	61.53%
Utilities				
Electric	\$4,961	\$2,931.63	\$2,029.37	59.09%
Trash Removal	\$68,250	\$33,768.00	\$34,482.00	49.48%
Total Utilities	\$73,211	\$36,699.63	\$36,511.37	50.13%
Total Operating Expense	\$810,680	\$586,243.48	\$227,329.07	72.32%
Net Operating Budget Balance *	\$263,436	\$52,471.43	\$208,072.02	19.92%

Net Reserve Balance	\$688,233	\$477,268.22	\$210,964.57	69.35%
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Capital Projects (Reserve Funded)

Roof Replacement	\$0	\$5,184.00	-\$5,184.00	0.00%
Garage Roof Replacement	\$0	\$0.00	\$0.00	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%
Chimney Repairs	\$110,000	\$29,264.50	\$80,735.50	26.60%
Garage Foundation Work	\$0	\$0.00	\$0.00	0.00%
Total Capital Project Expense	\$160,000	\$64,423.50	\$95,576.50	40.26%

Net Income (Cash Flow)

-\$11,952.07

Ending Reserve Balance

\$528,233

\$412,844.72

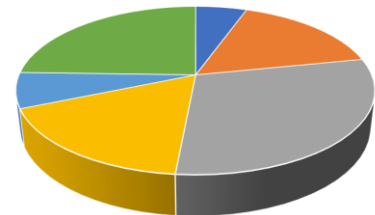
Balance Sheet

\$413,218.72

Delta **

-\$374.00

Fiscal Year 2026 Budget
Where Your \$445 Monthly Fee Goes



- Administration - \$34.77
- Insurance - \$72.70
- Grounds - \$132.05
- Maintenance - \$86.39
- Utilities - \$30.33
- Reserve Contribution \$88.76