Countryhouse V Budget, FY 2026

Monthly Report - Revised 8/11/2026

Jul-26

58.33%

	Adjusted FY 2026Budget	YTD Actual	Balance	%
Beginning Balance (1/1/2026)	**$424,797**			
Annual Operating Budget				
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%
Capital Projects (Reserve Funded)				
Roof Replacement	$0	$5,184.00	-$5,184.00	0.00%
Garage Roof Replacement	$0	$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%
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**