Countryhouse V Budget: 2026 Mid-Year Adjusted

Revised 9/4/2026

	FY 2026 *	Modified FY 2026 **	Mid Yr. Adjusted	Change Variance ***
Beginning Fund Balance	$424,797	$424,797	$424,797	
Annual Operating Budget				
Income				
Prepaid HOA Assessment	$0	$0	$0	$0
Late Fee	$0	$0	$710	$710
NSF Fee	$0	$0	$30	$30
HOA Assessment	$1,074,116	$1,074,116	$1,074,116	$0
Interest Money Market/CDs	$0	$0	$2,000	$2,000
Savings Interest	$0	$0	$6,150	$6,150
Violation Income	$0	$0	$0	$0
Other	$0	$0	$0	$0
Total Income	$1,074,116	$1,074,116	$1,083,006	$8,890
Operating Expenses				
Administration				
Admin Misc. & Bank Fees	$525	$525	$525	$0
Audit/ Financial Review/Tax Returns	$1,500	$1,500	$7,200	$5,700
Reserve Study	$25,000	$0	$0	-$25,000
Insurance	$175,480	$175,480	$171,000	-$4,480
Legal	$5,250	$5,250	$5,250	$0
Management Contract Fee	$50,000	$50,000	$50,000	$0
Meetings	$450	$450	$450	$0
Postage and Printing	$600	$600	$600	$0
Social	$600	$600	$600	$0
Total Administration	$259,405	$234,405	$235,625	-$23,780
Grounds				
Grounds- Other	$13,230	$13,230	$20,000	$6,770
Landscape Contract	$189,454	$189,454	$189,454	$0
Landscape Other	$0	$0	$0	$0
Snow Removal, Mulch, Misc.	$0	$0	$0	$0
Mulch/Plantings - All Areas	$36,050	$36,050	$22,000	-$14,050
Tree Removal	$80,000	$80,000	$82,000	$2,000
Total Grounds	$318,734	$318,734	$313,454	-$5,280
Maintenance				
Building Maintenance	$49,613	$25,413	$30,000	-$19,613
Common Area Maintenance	$23,100	$23,100	$15,000	-$8,100
Drainage Repairs	$8,400	$8,400	$8,400	$0
Sanitary Sewer Repairs	$6,300	$6,300	$6,300	$0
Garage Maintenance	$33,600	$33,600	$33,600	$0
Gutter Maintenance	$21,000	$21,000	$21,000	$0
Contingency	$0	$0	$16,914	$16,914
Pressure Washing	$20,396	$20,396	$20,396	$0
Roofing/Skylight Maintenance	$36,750	$36,750	$36,750	$0
Termite Contract	$9,371	$9,371	$8,120	-$1,251
Total Maintenance	$208,530	$184,330	$196,480	-$12,050
Utilities				
Electric	$4,961	$4,961	$4,961	$0
Trash Removal	$68,250	$68,250	$68,250	$0
Total Utilities	$73,211	$73,211	$73,211	$0
Total Operating Expense	$859,880	$810,680	$818,770	-$41,110
Net Balance	$214,236	$263,436	$264,236	$50,000
Net Fund Balance	$639,033	$688,233	$689,033	
Capital Projects (Reserve Funds)				
Roof Replacement	$0	$0	$0	$0
Garage Roof Replacement	$60,000	$0	$0	-$60,000
Paving	$15,000	$15,000	$0	-$15,000
Stucco Repairs/Siding Replacement	$0	$0	$0	$0
Drainage / Erosion Projects	$35,000	$35,000	$50,000	$15,000
Chimney Repairs	$0	$110,000	$110,000	$110,000
Garage Foundation Work	$0	$0	$0	$0
Total Capital Project Expense	$110,000	$160,000	$160,000	$50,000
Ending Reserve Balance ****	$529,033	$528,233	$529,033	

* Board approved 2026 Budget beginning 1-1-2026

** On the direction of the Board, an interim budget adjustment was initiated in July 2026 to accommodate the immediacy of the Chimney Repairs capital project.
The July budget adjustments were understood by the Board to be an interim brake on expenditures to accommodate the unanticipated chimney project.
Adjustments were made to both the Operational and Capital Project lines, to preserve the projected fund balance levels. Expediency in addressing the chimney issues justified this approach.
This chart reflects the completion of the mid-year adjustment process, subject to Board approval.

*** The Change Varience column reflects the mid-year adjustments, as compared to the original approved 2026 budget.
Of note: these changes decreased Operating Expenses by $41,110. Coupled with mid-year Operating Revenue incrrease, $8,890,the Net Reserve Balance contribution increased by $50,000.
Within the Capital Project budget, Garage Roofs and Paving were reprioritized. Coupled with the Operating Budget modifications, the project was afforded without cutting into the Fund Reserves.