Countryhouse V Budget, FY 2026

Monthly Report - **Revised 9/10/2026**

Aug-26

66.66%

	Adjusted			
Beginning Balance (1/1/2026)	**$424,797**			
Annual Operating Budget	**FY 2026 Mid Year**	**YTD Actual**	**Balance**	**%**
Income				
Prepaid HOA Assessment	$0	-$183.00	$183.00	0.00%
Late Fee	$710	$885.00	-$175.00	124.65%
NSF Fee	$30	$27.00	$3.00	90.00%
HOA Assessment	$1,074,116	$718,840.56	$355,275.44	66.92%
Interest Money Market/CDs	$2,000	$1,456.95	$543.05	72.85%
Savings Interest	$6,150	$4,110.19	$2,039.81	66.83%
Violation Income	$0	$0.00	$0.00	0.00%
Other Income	$0	$0.00	$0.00	0.00%
Total Operating Income	$1,083,006	$725,136.70	$357,869.30	66.96%
Operating Expenses				
Administration				
Admin Misc. & Bank Fees	$525	$30.00	$495.00	5.71%
Audit/ Financial Review/Tax Returns	$7,200	$574.88	$6,625.12	7.98%
Reserve Study	$0	$0.00	$0.00	0.00%
Insurance	$171,000	$170,217.03	$782.97	99.54%
Legal	$5,250	$3,974.44	$1,275.56	75.70%
Management Contract Fee	$50,000	$33,333.28	$16,666.72	66.67%
Meetings	$450	$0.00	$450.00	0.00%
Postage and Printing	$600	$537.15	$62.85	89.53%
Social	$600	$0.00	$600.00	0.00%
Total Administration	$235,625	$208,666.78	$26,958.22	88.56%
Grounds				
Grounds- Other	$20,000	$18,546.83	$1,453.17	92.73%
Landscape Contract	$189,454	$126,304.00	$63,150.00	66.67%
Landscape Other	$0	$0.00	$0.00	0.00%
Snow Removal, Mulch & Misc. Services	$0	$0.00	$0.00	0.00%
Mulch All Areas	$22,000	$22,000.00	$0.00	100.00%
Tree Removal	$82,000	$81,669.00	$331.00	99.60%
Total Grounds	$313,454	$248,519.83	$64,934.17	79.28%
Maintenance				
Building Maintenance	$30,000	$33,691.23	-$3,691.23	112.30%
Common Area Maintenance	$15,000	$12,211.65	$2,788.35	81.41%
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	$26,466.85	$7,133.15	78.77%
Gutter Maintenance	$21,000	$13,935.50	$7,064.50	66.36%
Contingency	$16,914	$0.00	$16,914.00	0.00%
Pressure Washing	$20,396	$0.00	$20,396.00	0.00%
Roofing/Skylight Maintenance	$36,750	$25,808.82	$10,941.18	70.23%
Termite Contract	$8,120	$8,120.00	$0.00	100.00%
Total Maintenance	$196,480	$129,743.05	$69,629.50	66.03%
Utilities				
Electric	$4,961	$3,362.19	$1,598.81	67.77%
Trash Removal	$68,250	$43,416.00	$24,834.00	63.61%
Total Utilities	$73,211	$46,778.19	$26,432.81	63.90%
Total Operating Expense	$818,770	$633,707.85	$187,954.70	77.40%
Net Operating Budget Balance *	$264,236	$91,428.85	$169,914.60	34.60%
Net Reserve Balance	$689,033	$516,225.64	$172,807.15	74.92%
Capital Projects (Reserve Funded)				
Roof Replacement	$0	$5,184.00	-$5,184.00	0.00%
Garage Roof Replacement	$0	$0.00		
Paving	$0	$0.00	$0.00	0.00%
Siding Replacement	$0		$0.00	0.00%
Drainage / Erosion Projects	$50,000	$29,975.00	$20,025.00	59.95%
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)		**$27,005.35**		
Ending Reserve Balance	**$529,033**	**$451,802.14**		
Balance Sheet		$452,176.14		
Delta **		**-$374.00**