

Countryhouse V Budget, FY 2026

Monthly Report - Revised 9/10/2026

Aug-26

66.66%

Beginning Balance (1/1/2026)

\$424,797

Adjusted

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%
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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	\$0	\$0.00	\$0.00	0.00%
Siding Replacement	\$0	\$0.00	\$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

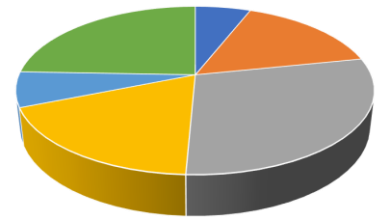
Balance Sheet

\$452,176.14

Delta **

-\$374.00

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