

Countryhouse V Budget, FY 2026

Monthly Report - Revised 10/13/2026

Sep-26

75.00%

Beginning Balance (1/1/2026)

\$424,797

Adjusted

Annual Operating Budget

	FY 2026 Mid Year	YTD Actual	Balance	%
Income				
Prepaid HOA Assessment	\$0	\$3,315.00	-\$3,315.00	0.00%
Late Fee	\$710	\$1,031.00	-\$321.00	145.21%
NSF Fee	\$30	\$27.00	\$3.00	90.00%
HOA Assessment	\$1,074,116	\$807,550.56	\$266,565.44	75.18%
Interest Money Market/CDs	\$2,000	\$1,640.12	\$359.88	82.01%
Savings Interest	\$6,150	\$4,604.29	\$1,545.71	74.87%
Violation Income	\$0	\$100.00	-\$100.00	0.00%
Other Income	\$0	\$0.00	\$0.00	0.00%
Total Operating Income	\$1,083,006	\$818,267.97	\$264,738.03	75.56%

Operating Expenses

Administration				
Admin Misc. & Bank Fees	\$525	\$101.26	\$423.74	19.29%
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	\$4,016.94	\$1,233.06	76.51%
Management Contract Fee	\$50,000	\$37,499.94	\$12,500.06	75.00%
Meetings	\$450	\$0.00	\$450.00	0.00%
Postage and Printing	\$600	\$540.41	\$59.59	90.07%
Social	\$600	\$406.54	\$193.46	67.76%
Total Administration	\$235,625	\$213,357.00	\$22,268.00	90.55%
Grounds				
Grounds- Other	\$20,000	\$10,967.70	\$9,032.30	54.84%
Landscape Contract	\$189,454	\$142,092.00	\$47,362.00	75.00%
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	\$256,728.70	\$56,725.30	81.90%
Maintenance				
Building Maintenance	\$30,000	\$40,019.73	-\$10,019.73	133.40%
Common Area Maintenance	\$15,000	\$12,891.10	\$2,108.90	85.94%
Drainage Repairs	\$8,400	\$3,707.75	\$4,692.25	44.14%
Sewer Repairs	\$6,300	\$13,476.25	\$3,391.30	43.48%
Garage Maintenance	\$33,600	\$29,996.39	\$3,603.61	89.27%
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	\$33,631.53	\$3,118.47	91.51%
Termite Contract	\$8,120	\$8,120.00	\$0.00	100.00%
Total Maintenance	\$196,480	\$155,778.25	\$51,269.30	79.28%
Utilities				
Electric	\$4,961	\$3,790.57	\$1,170.43	76.41%
Trash Removal	\$68,250	\$48,240.00	\$20,010.00	70.68%
Total Utilities	\$73,211	\$52,030.57	\$21,180.43	71.07%
Total Operating Expense	\$818,770	\$677,894.52	\$151,443.03	82.79%
Net Operating Budget Balance *	\$264,236	\$140,373.45	\$113,295.00	53.12%

Net Reserve Balance	\$689,033	\$565,170.24	\$123,862.55	82.02%
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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)

\$75,949.95

Ending Reserve Balance

\$529,033

\$500,746.74

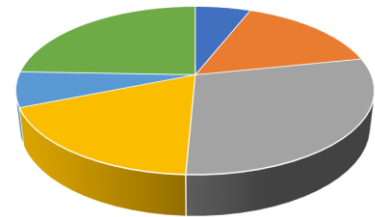
Balance Sheet

\$501,120.74

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