

# Operating Budget Comparison

Property: Villas at the Country Club

Comparison Periods: 01/01/25 - 12/31/25 and 01/01/25 - 12/31/25 (cash basis)

	Budget 01/25 - 12/25	Actual YTD 01/01/25 - 12/31/25	Budget YTD 01/26 - 12/26
<b>INCOME</b>			
4106 Dues	160,680.00	160,548.35	149,760.00
4019 Utilities	64,350.00	63,030.00	77,220.00
4700 Prepaid HOA Dues	0.00	850.00	0.00
4002 Transfer Fees	2,500.00	11,575.00	2,500.00
4107 Other Income	263.01	1,770.00	263.01
<b>TOTAL INCOME</b>	<b>227,793.01</b>	<b>237,773.35</b>	<b>229,743.01</b>
<b>EXPENSE</b>			
5097 Grounds			
5033 Lawn Care	25,000.00	23,269.95	25,000.00
5036 Sprinkler Repair	2,100.00	3,418.95	2,100.00
5034 Snow Removal	4,000.01	3,345.00	4,000.01
5031 Pest Control	1,500.00	2,418.73	1,500.00
5039 Trees	2,000.00	0.00	2,000.00
5097 Total Grounds	34,600.01	32,452.63	34,600.01
5020 Swimming Pool			
5023 Pool Operation	17,000.00	16,016.25	16,000.00
5020 Other Swimming Pool	1,000.00	2,235.00	2,000.00
5020 Total Swimming Pool	18,000.00	18,251.25	18,000.00
5100 Repairs			
5032 Carpet Cleaning	6,000.00	6,133.41	6,000.00
5035 Cleaning	11,833.00	12,181.16	11,833.00
5104 Maintenance	29,000.00	29,730.88	29,000.00
5301 Elevators	12,000.00	8,724.95	12,000.00
5100 Total Repairs	58,833.00	56,770.40	58,833.00
5400 Utilities			
5401 Gas	9,400.00	5,900.05	6,000.00
5404 Electric	21,000.00	19,890.82	20,000.00
5402 Water	10,400.00	9,986.87	10,000.00
5603 Telephone	2,500.00	1,886.96	2,000.00
5403 Storm Drain	2,900.00	2,885.42	2,900.00
5405 Garbage	8,600.00	10,983.22	10,550.00
5040 Sewer	20,500.00	23,388.60	23,350.00
5602 Internet/Cable	2,500.00	3,004.84	3,000.00
5400 Total Utilities	77,800.00	77,926.78	77,800.00
5505 Administrative			
5101 License	0.00	108.00	100.00
5000 Management Fees	6,960.00	6,480.00	6,900.00
5062 Legal Fees	10,000.00	0.00	11,000.00
5050 Insurance	20,000.00	20,634.64	22,000.00
5650 Misc. Fees/Software Charges	400.00	312.97	310.00
5900 Misc Expense	200.00	0.00	100.00
5605 Postage	200.00	0.00	100.00
5505 Other Administrative	800.00	0.00	0.00
5505 Total Administrative	38,560.00	27,535.61	40,510.00
<b>TOTAL EXPENSE</b>	<b>227,793.01</b>	<b>212,936.67</b>	<b>227,743.01</b>
<b>NET INCOME</b>	<b>0.00</b>	<b>13,261.68</b>	<b>0.00</b>

# Capital Repairs Budget Comparison

Property: Villas at the Country Club

Comparison Periods: 01/01/25 - 12/31/25 and 01/01/25 - 12/31/25 (cash basis)

	<b>Budget</b>	<b>Actual YTD</b>	<b>Budget YTD</b>
	<b>01/25 - 12/25</b>	<b>01/01/25 - 12/31/25</b>	<b>01/26 - 12/26</b>
<b>INCOME</b>			
4003 Special Assessment	175,500.00	175,500.00	
4005 Common Reserve	110,370.00	108,340.00	
<b>TOTAL INCOME</b>	<b>285,870.00</b>	<b>283,840.00</b>	
<b>EXPENSE</b>			
5200 Capital Repairs			
5202 South Building	71,500.00	62,813.94	
5112 Tennis Court	60,000.00	57,900.16	
5110 Painting (Pool Area)	6,000.00	5,400.00	
5203 Pool Equipment Replacement	8,000.00	7,300.00	
5203 Pool Plaster	30,000.00	0.00	
5111 Concrete Repairs (2024 Project)	0.00	75,488.14	
5300 Stucco Repairs (2024 Project)	0.00	18,750.00	
6103 Transfer to Reserves	110,370.00	119,915.00	
<b>TOTAL EXPENSE</b>	<b>285,870.00</b>	<b>347,567.24</b>	
<b>NET INCOME</b>	<b>0.00</b>	<b>-63,727.24</b>	

\$320 po/pm

\$165 po/pm

