

Countryside Valley HOA

Financial Report

12/14/2025 to 01/09/2026

Chase Checking	\$ 14,012.18
Chase Savings	\$ 85,012.13
PayPal Balance	\$ 1,790.71

Beginning Bank Balance	\$ 100,815.02
-------------------------------	----------------------

Income

Member Dues Check	\$ 1,612.00
Pay Pal Dues payments	\$ 250.00
Member Dues Zelle	\$ 3,168.00

Monthly Gross Income	\$ 5,031.00
-----------------------------	--------------------

Total Funds before Expenses	\$ 105,846.02
------------------------------------	----------------------

Total Monthly Expenses	\$ 1,616.32
-------------------------------	--------------------

Reconciled Balance	\$ 104,229.70
---------------------------	----------------------

Online Bank Balances

Chase Checking	\$ 17,053.02
Chase Savings	\$ 85,012.13
PayPal Balance	\$ 2,031.95

Ending Bank Balance	\$ 104,097.10
----------------------------	----------------------

Difference	\$ (- 132.60)
-------------------	----------------------

Profit and Loss Statement
12/14/2025 through 1/9/2026 (Cash Basis)

1/9/2026

Page 1

Category	12/14/2025- 1/9/2026
INCOME	
Member Dues	1,612.00
Member Dues Zelle	3,168.00
PayPal Member Dues	250.00
TRANSFER FROM SAVINGS 07	1.00
TOTAL INCOME	5,031.00
EXPENSES	
Gate Service	35.00
PayPal Fee	8.76
Phone - Gate	43.95
Security Patrol	809.73
Utilities	
Gas & Electric	119.88
TOTAL Utilities	119.88
Web Master	599.00
TOTAL EXPENSES	1,616.32
OVERALL TOTAL	3,414.68

Profit and Loss Statement - Last year
 1/1/2025 through 12/31/2025 (Cash Basis)

1/9/2026

Page 1

Category	1/1/2025- 12/31/2025
INCOME	
Member Dues	23,879.50
Member Dues Zelle	21,188.50
PayPal Member Dues	3,618.00
TOTAL INCOME	48,686.00
EXPENSES	
Bookkeeper Fee	3,150.00
Christmas Light Contest	175.00
Collection Attorney	2,430.50
Common Area Wall Repair	7,929.26
Community Projects	889.27
Curb Painting	3,016.05
Email & Domaine Name	125.85
Gate Camera	106.09
Gate Repair	150.00
Gate Service	2,910.00
Insurance	3,130.00
Landscaper's	8,160.00
Landscaper's Tree Service	300.00
Legal-Prof Fees	1,110.69
Office Supplies	774.40
PayPal Fee	181.72
Phone - Gate	655.02
Post Office Box	287.75
Quickbooks Online 2025	763.07
Quicken Software	165.27
Refund Homeowner In Collections	93.00
Refund Overpayment Of Dues	1,024.00
Reimbursement For Expenses	131.52
Road Maintainence	1,678.04
Security Patrol	1,400.55
Signs	508.78
Tax, Business	
Property	22.92
State	50.00
TOTAL Tax, Business	72.92
Utilities	
Gas & Electric	1,452.03
TOTAL Utilities	1,452.03
Web Host Service	643.34
Web Master	599.00
TOTAL EXPENSES	44,013.12
OVERALL TOTAL	4,672.88

Account Balances - As of 1/9/2026

Account	1/9/2026 Balance
Bank Accounts	
CHASE BUS TOTAL SAV XX6592	85,012.13
Chase Countryside Valley XX9396	17,053.02
PayPal updated Dec 2022	2,031.95
TOTAL Bank Accounts	104,097.10
OVERALL TOTAL	104,097.10

Current Spending vs. Average Spending by Category - Last year

Comparing Last year to the Last 3 Years 1/1/2023 - 12/31/2025

1/9/2026

Page 1

Category	Last year	Avg. Spending f... Last 3 Years	Amount Difference
Acct Adjustment	0.00	29.32	29.32
Acct Adjustment For Software Change Over	0.00	-23.02	-23.02
Bookkeeper Fee	3,150.00	2,616.66	-533.34
Christmas Light Contest	175.00	158.33	-16.67
Collection Attorney	2,430.50	1,357.86	-1,072.64
Common Area Wall Repair	7,929.26	2,643.08	-5,286.18
Community Projects	889.27	296.42	-592.85
Credit From Grassmeyer	-40.00	-13.33	26.67
Curb Painting	3,016.05	1,005.35	-2,010.70
Dumpster Service	0.00	388.13	388.13
Email & Domaine Name	125.85	82.47	-43.38
Gate Camera	106.09	35.36	-70.73
Gate Cell Service	0.00	41.95	41.95
Gate Repair	150.00	1,169.66	1,019.66
Gate Service	2,910.00	2,295.66	-614.34
Gift Certificates	0.00	135.65	135.65
Halloween Contest	175.00	58.33	-116.67
Insurance	3,130.00	3,024.33	-105.67
Landscaper's	8,160.00	7,820.00	-340.00
Landscaper's Tree Service	300.00	100.00	-200.00
Legal-Prof Fees	1,110.69	1,298.77	188.08
Maintainence	0.00	11.20	11.20
New Twain Gate	0.00	12,443.32	12,443.32
Office Supplies	774.40	650.47	-123.93
Overpayment Of Dues	0.00	113.66	113.66
PayPal Fee	181.72	188.84	7.12
Pest Control	0.00	216.00	216.00
Phone - Gate	655.02	541.99	-113.03
Post Office Box	287.75	248.58	-39.17
Printing	0.00	38.62	38.62
Quickbooks 2022	0.00	207.97	207.97
Quickbooks online 2024	0.00	116.85	116.85
Quickbooks Online 2025	763.07	254.35	-508.72
Quicken Software	165.27	237.33	72.06
Refund	0.00	51.33	51.33
Refund Homeowner In Collections	286.00	95.33	-190.67
Refund Overpayment Of Dues	1,024.00	341.33	-682.67
Reimbursement For Expenses	131.52	355.81	224.29
Returned Items	0.00	10.33	10.33
Road Maintainence	1,678.04	8,968.82	7,290.78
Security Patrol	1,400.55	466.85	-933.70
Signs	508.78	345.44	-163.34
Software	0.00	-42.39	-42.39
Stamps	0.00	57.01	57.01
Tax, Business			
Property	22.92	23.03	0.11
State	50.00	33.33	-16.67
TOTAL Tax, Business	72.92	56.36	-16.56
Transfer From Pay Pal To Chase Account	0.00	0.00	0.00
Utilities			

Current Spending vs. Average Spending by Category - Last year
 Comparing Last year to the Last 3 Years 1/1/2023 - 12/31/2025

1/9/2026

Page 2

Category	Last year	Avg. Spending f... Last 3 Years	Amount Difference
Gas & Electric	1,452.03	1,274.22	-177.81
TOTAL Utilities	1,452.03	1,274.22	-177.81
Voice Mail	0.00	31.54	31.54
Voided Check	0.00	0.00	0.00
Web Host Service	643.34	611.28	-32.06
Web Listing Service	0.00	96.00	96.00
Web Master	599.00	199.66	-399.34
TOTAL	44,341.12	52,709.23	8,368.11

Current Budget - Last year

1/1/2025 through 12/31/2025 Using Budget 1

1/9/2026

Page 1

Category	1/1/2025 Actual	- Budget	6/30/2025 Difference	7/1/2025 Actual	- Budget
EXPENSES	10,352.88	15,586.38	5,233.50	11,146.84	15,586.38
Acct Adjustment	0.00	0.00	0.00	0.00	0.00
Bad Debt	0.00	0.00	0.00	0.00	0.00
Bank Adjustment	0.00	0.00	0.00	0.00	0.00
Bank Charge	0.00	122.28	122.28	0.00	122.28
Bank Fee	0.00	60.00	60.00	0.00	60.00
Bee Removal	0.00	0.00	0.00	0.00	0.00
Beth Ford	0.00	0.00	0.00	0.00	0.00
Block Party	0.00	0.00	0.00	0.00	0.00
Check Order	0.00	0.00	0.00	0.00	0.00
Christmas Light Contest	175.00	0.00	-175.00	0.00	0.00
Community Projects	889.27	66.66	-822.61	0.00	66.66
Fence Repair	0.00	0.00	0.00	0.00	0.00
Gate Service	1,285.00	1,150.50	-134.50	1,625.00	1,150.50
Gift Certificates	0.00	120.00	120.00	0.00	120.00
Insurance	0.00	8,676.00	8,676.00	3,130.00	8,676.00
Landscape Supplies	0.00	0.00	0.00	0.00	0.00
Landscaper's	4,820.00	2,299.98	-2,520.02	3,340.00	2,299.98
Legal-Prof Fees	180.00	811.86	631.86	930.69	811.86
Lein Costs	0.00	0.00	0.00	0.00	0.00
Lowe's	0.00	143.76	143.76	0.00	143.76
Maintenance Items	0.00	0.00	0.00	0.00	0.00
Meals & Entertn	0.00	0.00	0.00	0.00	0.00
Office Supplies	444.65	69.78	-374.87	329.75	69.78
Paint Fencing	0.00	0.00	0.00	0.00	0.00
Paint Numbers	0.00	0.00	0.00	0.00	0.00
Pest Control	0.00	356.22	356.22	0.00	356.22
Phone - Gate	379.32	459.66	80.34	275.70	459.66
Post Office Box	287.75	0.00	-287.75	0.00	0.00
Postage and Delivery	0.00	0.00	0.00	0.00	0.00
Printing	0.00	118.08	118.08	0.00	118.08
Property Taxes	0.00	45.42	45.42	0.00	45.42
Qwest	0.00	0.00	0.00	0.00	0.00
Refund	0.00	0.00	0.00	0.00	0.00
Reimbursement For Expenses	0.00	369.66	369.66	131.52	369.66
Returned Items	0.00	84.54	84.54	0.00	84.54
Shed	0.00	0.00	0.00	0.00	0.00
Signs	508.78	0.00	-508.78	0.00	0.00
Stamps	0.00	0.00	0.00	0.00	0.00
Supplies, Bus	0.00	0.00	0.00	0.00	0.00
Tax, Business	0.00	0.00	0.00	72.92	0.00
Fed	0.00	0.00	0.00	0.00	0.00
Property	0.00	0.00	0.00	22.92	0.00
State	0.00	0.00	0.00	50.00	0.00
Utilities	739.77	352.74	-387.03	712.26	352.74
Gas & Electric	739.77	352.74	-387.03	712.26	352.74
Telephone	0.00	0.00	0.00	0.00	0.00
Web Host Service	643.34	142.92	-500.42	0.00	142.92
Web Master	0.00	136.32	136.32	599.00	136.32
Net Difference:	-10,352.88	-15,586.38	5,233.50	-11,146.84	-15,586.38

Current Budget - Last year
1/1/2025 through 12/31/2025 Using Budget 1

1/9/2026

Page 2

12/31/2025 Difference	Actual	2025 Budget	Difference
4,439.54	21,499.72	31,172.76	9,673.04
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
122.28	0.00	244.56	244.56
60.00	0.00	120.00	120.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	175.00	0.00	-175.00
66.66	889.27	133.32	-755.95
0.00	0.00	0.00	0.00
-474.50	2,910.00	2,301.00	-609.00
120.00	0.00	240.00	240.00
5,546.00	3,130.00	17,352.00	14,222.00
0.00	0.00	0.00	0.00
-1,040.02	8,160.00	4,599.96	-3,560.04
-118.83	1,110.69	1,623.72	513.03
0.00	0.00	0.00	0.00
143.76	0.00	287.52	287.52
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
-259.97	774.40	139.56	-634.84
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
356.22	0.00	712.44	712.44
183.96	655.02	919.32	264.30
0.00	287.75	0.00	-287.75
0.00	0.00	0.00	0.00
118.08	0.00	236.16	236.16
45.42	0.00	90.84	90.84
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
238.14	131.52	739.32	607.80
84.54	0.00	169.08	169.08
0.00	0.00	0.00	0.00
0.00	508.78	0.00	-508.78
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
-72.92	72.92	0.00	-72.92
0.00	0.00	0.00	0.00
-22.92	22.92	0.00	-22.92
-50.00	50.00	0.00	-50.00
-359.52	1,452.03	705.48	-746.55
-359.52	1,452.03	705.48	-746.55
0.00	0.00	0.00	0.00
142.92	643.34	285.84	-357.50
-462.68	599.00	272.64	-326.36
4,439.54	-21,499.72	-31,172.76	9,673.04

Current Spending vs. Average Spending by Category - Last year
 Comparing Last year to the Last 3 Years 1/1/2023 - 12/31/2025

1/9/2026

Page 1

Category	Last year	Avg. Spending ... Last 3 Years	Amount Difference
Acct Adjustment	0.00	29.32	29.32
Acct Adjustment For Software Change Over	0.00	-23.02	-23.02
Bookkeeper Fee	3,150.00	2,616.66	-533.34
Christmas Light Contest	175.00	158.33	-16.67
Collection Attorney	2,430.50	1,357.86	-1,072.64
Common Area Wall Repair	7,929.26	2,643.08	-5,286.18
Community Projects	889.27	296.42	-592.85
Credit From Grassmeyer	-40.00	-13.33	26.67
Curb Painting	3,016.05	1,005.35	-2,010.70
Dumpster Service	0.00	388.13	388.13
Email & Domaine Name	125.85	82.47	-43.38
Gate Camera	106.09	35.36	-70.73
Gate Cell Service	0.00	41.95	41.95
Gate Repair	150.00	1,169.66	1,019.66
Gate Service	2,910.00	2,295.66	-614.34
Gift Certificates	0.00	135.65	135.65
Halloween Contest	175.00	58.33	-116.67
Insurance	3,130.00	3,024.33	-105.67
Landscaper's	8,160.00	7,820.00	-340.00
Landscaper's Tree Service	300.00	100.00	-200.00
Legal-Prof Fees	1,110.69	1,298.77	188.08
Maintainence	0.00	11.20	11.20
New Twain Gate	0.00	12,443.32	12,443.32
Office Supplies	774.40	650.47	-123.93
Overpayment Of Dues	0.00	113.66	113.66
PayPal Fee	181.72	188.84	7.12
Pest Control	0.00	216.00	216.00
Phone - Gate	655.02	541.99	-113.03
Post Office Box	287.75	248.58	-39.17
Printing	0.00	38.62	38.62
Quickbooks 2022	0.00	207.97	207.97
Quickbooks online 2024	0.00	116.85	116.85
Quickbooks Online 2025	763.07	254.35	-508.72
Quicken Software	165.27	237.33	72.06
Refund	0.00	51.33	51.33
Refund Homeowner In Collections	286.00	95.33	-190.67
Refund Overpayment Of Dues	1,024.00	341.33	-682.67
Reimbursement For Expenses	131.52	355.81	224.29
Returned Items	0.00	10.33	10.33
Road Maintenance	1,678.04	8,968.82	7,290.78
Security Patrol	1,400.55	466.85	-933.70
Signs	508.78	345.44	-163.34
Software	0.00	-42.39	-42.39
Stamps	0.00	57.01	57.01
Tax, Business			
Property	22.92	23.03	0.11
State	50.00	33.33	-16.67
TOTAL Tax, Business	72.92	56.36	-16.56
Transfer From Pay Pal To Chase Account	0.00	0.00	0.00
Utilities			
Gas & Electric	1,452.03	1,274.22	-177.81
TOTAL Utilities	1,452.03	1,274.22	-177.81
Voice Mail	0.00	31.54	31.54
Voided Check	0.00	0.00	0.00
Web Host Service	643.34	611.28	-32.06

Current Spending vs. Average Spending by Category - Last year
Comparing Last year to the Last 3 Years 1/1/2023 - 12/31/2025

1/9/2026

Page 2

Category	Last year	Avg. Spending ... Last 3 Years	Amount Difference
Web Listing Service	0.00	96.00	96.00
Web Master	599.00	199.66	-399.34
TOTAL	44,341.12	52,709.23	8,368.11