

Expenses	2024		2025			
	Budget	Actual	Budget	Actual		
<b>Operating</b>						
Insurance	\$98,100	\$80,630.00	\$95,200	\$0.00		
Street Lights	\$1,266	\$1,750.32	\$1,857	\$901.92		
Taxes	\$1,050	\$1,161.00	\$1,800	\$2,326.00		
Trash Removal	\$9,240	\$8,877.24	\$9,211	\$4,404.00		
Water	\$11,445	\$12,614.18	\$13,245	\$4,104.42		
Misc	\$2,310	\$1,060.69	\$1,660	(\$50.00)	----->	Window well covers \$0.00
<b>Sub-Total</b>	<b>\$123,411</b>	<b>\$106,093.43</b>	<b>\$122,973</b>	<b>\$11,686.34</b>		Website/software \$0.00
						Legal/compliance \$0.00
<b>Landscape</b>						
Lawncare	\$14,594	\$14,437.90	\$15,160	\$5,984.96		Sr ctr room rental (\$50.00)
Snow Removal	\$10,000	\$7,193.47	\$10,000	\$1,874.69		Office/stamps etc \$0.00
Sprinklers	\$2,500	\$4,918.08	\$4,500	\$2,655.68		
Trees, pruning and care	\$8,500	\$6,916.96	\$6,250	\$702.41		
Misc	\$1,000	\$243.70	\$700	\$276.30	----->	Home Depot \$25.62
<b>Sub-Total</b>	<b>\$36,594</b>	<b>\$33,710.11</b>	<b>\$36,610</b>	<b>\$11,494.04</b>		Wasps \$0.00
						XIP maintenance \$250.68
<b>Maintenance</b>						
Gutters Cleaning	\$1,000	\$0.00	\$1,000	\$0.00		
Painting & Repairs	\$3,750	\$1,015.00	\$2,250	\$1,050.00		
Private Roadway Repair	\$13,200	\$13,275.00	\$0	\$0.00		
Misc	\$2,000	\$0.00	\$3,750	\$31.36	----->	Gutter heat tape (net) \$31.36
<b>Sub-Total</b>	<b>\$19,950</b>	<b>\$14,290.00</b>	<b>\$7,000</b>	<b>\$1,081.36</b>		
<b>Reserve Funding</b>						
<b>Insurance Reserve</b>						
Addition to Reserve	\$0	\$0.00	\$0	\$0.00		
(Withdrawal from Reserve)	\$0	\$0.00	\$0	\$0.00		
Expenses in Current Year	\$0	\$0.00	\$0	\$0.00		
<b>Maintenance/Replacement Reserve</b>						
Addition to Maintenance Reser	\$0	\$0.00	\$0	\$0.00		
(Withdrawal from Maintenance	(\$7,600)	(\$7,600)	(\$0)	(\$0)		
Addition to Replacemnt Reser	\$0	\$71,000.00	\$48,000	\$0.00		
(Withdrawal from Replacemen	(\$3,750)	(\$3,750)	(\$80,000)	(\$16,025)		
<b>Replacement Expenses in Current Year</b>						
Concrete	\$0	\$0.00	\$0	\$0.00		
Decks	\$0	\$0.00	\$0	\$0.00		
Fences	\$0	\$0.00	\$0	\$0.00		
Garage Doors	\$0	\$4,295.00	\$0	\$34,561.00		
Gutters	\$0	\$30,797.50	\$0	\$232.97		
Painting	\$0	\$0.00	\$0	\$16,025.00		
Private Roadway	\$0	\$0.00	\$0	\$0.00		
Roof	\$0	\$629,918.08	\$0	(\$325.99)	----->	Refund of late fee
Siding	-	\$2,140.00	-	\$0.00		
Skylights	\$0	\$0.00	\$0	\$0.00		
Sprinkler System	\$0	\$0.00	\$0	\$0.00		
Trees	\$7,500	\$7,619.37	\$0	\$0.00		
Utility Connections	\$0	\$0.00	\$0	\$0.00		
Window Wells	\$0	\$15,500.00	\$0	\$0.00		
<b>Expense only subtotal</b>	<b>\$35,750</b>	<b>\$690,269.95</b>	<b>\$92,000</b>	<b>\$50,492.98</b>		
<b>Sub-Total</b>	<b>\$24,400</b>	<b>\$749,919.95</b>	<b>\$60,000</b>	<b>\$34,467.98</b>		
<b>Total Expenses</b>	<b>\$204,355</b>	<b>\$904,013.49</b>	<b>\$226,583</b>	<b>\$58,729.72</b>		