

Expenses	2024		2025			
	Budget	Actual	Budget	Actual		
Operating						
Insurance	\$98,100	\$80,630.00	\$95,200	\$0.00		
Street Lights	\$1,266	\$1,750.32	\$1,857	\$1,352.88		
Taxes	\$1,050	\$1,161.00	\$1,800	\$2,326.00		
Trash Removal	\$9,240	\$8,877.24	\$9,211	\$6,735.00		
Water	\$11,445	\$12,614.18	\$13,245	\$9,695.38		
Misc	\$2,310	\$1,060.69	\$1,660	\$67.87	----->	Window well covers \$0.00
Sub-Total	\$123,411	\$106,093.43	\$122,973	\$20,177.13		Website/software \$99.99
						Legal/compliance \$25.00
Landscape						
Lawncare	\$14,594	\$14,437.90	\$15,160	\$11,489.21		Sr ctr room rental (\$50.00)
Snow Removal	\$10,000	\$7,193.47	\$10,000	\$1,874.69		Bank fees (\$46.00)
Sprinklers	\$2,500	\$4,918.08	\$4,500	\$3,463.78		Office/stamps etc \$38.88
Trees, pruning and care	\$8,500	\$6,916.96	\$6,250	\$2,702.41		
Misc	\$1,000	\$243.70	\$700	\$284.93	----->	Home Depot \$34.25
Sub-Total	\$36,594	\$33,710.11	\$36,610	\$19,815.02		Wasps \$0.00
						XIP maintenance \$250.68
Maintenance						
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	\$1,600.00	----->	Gutter heat tape (net) \$0.00
Sub-Total	\$19,950	\$14,290.00	\$7,000	\$2,650.00		French drain cleanout \$1,600.00
Reserve Funding						
Insurance Reserve						
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		
Maintenance/Replacement Reserve						
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 Replacemnt	(\$3,750)	(\$3,750)	(\$80,000)	(\$46,550.00)	----->	Painting
Replacement Expenses in Current Year						
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	\$36,330.00		
Gutters	\$0	\$30,797.50	\$0	\$232.97		
Painting	\$0	\$0.00	\$0	\$46,550.00		
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		
Expense only subtotal	\$35,750	\$690,269.95	\$92,000	\$82,786.98		
Sub-Total	\$24,400	\$749,919.95	\$60,000	\$36,236.98		
Total Expenses	\$204,355	\$904,013.49	\$226,583	\$78,879.13		