

Expenses	2025		2026			
	Budget	Actual	Budget	Actual		
Operating						
Insurance	\$95,200	\$71,989.00	\$86,078	\$0.00		
Street Lights	\$1,857	\$1,803.84	\$1,911	\$465.63		
Taxes	\$1,800	\$2,326.00	\$1,874	\$0.00		
Trash Removal	\$9,211	\$9,111.50	\$9,496	\$1,981.50		
Water	\$13,245	\$12,969.58	\$14,133	\$1,825.48		
Misc	\$1,660	\$742.73	\$3,030	\$6.00	----->	Window well covers \$0.00
Sub-Total	\$122,973	\$98,942.65	\$116,522	\$4,278.61		Website/software \$0.00
Landscape						
Lawn care	\$15,160	\$15,158.71	\$15,614	\$504.45		Legal/compliance \$0.00
Snow Removal	\$10,000	\$3,194.69	\$10,000	\$725.00		Sr ctr room rental \$0.00
Sprinklers	\$4,500	\$3,874.82	\$4,500	\$0.00		Bank fees \$6.00
Trees, pruning and care	\$6,250	\$3,002.41	\$6,250	\$1,019.58		Office/stamps etc \$0.00
Misc	\$700	\$284.93	\$4,400	(\$58.33)	----->	Home Depot \$12.41
Sub-Total	\$36,610	\$25,515.56	\$40,764	\$2,190.70		Misc CLT refund (\$70.74)
Maintenance						
Gutters Cleaning	\$1,000	\$1,300.00	\$1,000	(\$650.00)		XIP maintenance \$0.00
Painting & Repairs	\$2,250	\$1,350.00	\$2,000	\$0.00		
Private Roadway Repair	\$0	\$0.00	\$0	\$0.00		
Misc	\$3,750	\$1,600.00	\$3,750	\$0.00	----->	\$0.00
Sub-Total	\$7,000	\$4,250.00	\$6,750	(\$650.00)		
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	(\$0)	(\$0)	(\$0)	(\$0.00)		
Addition to Replaceemnt Reser	\$48,000	\$58,000.00	\$0	\$0.00		
(Withdrawal from Replacemen	(\$80,000)	(\$47,250.00)	(\$0)	(\$0.00)		
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	\$38,149.00	\$0	\$0.99		
Gutters	\$0	\$232.97	\$0	\$0.00		
Painting	\$0	\$52,250.00	\$0	\$0.00		
Private Roadway	\$0	\$0.00	\$0	\$0.00		
Roof	\$0	(\$325.99)	\$0	\$0.00		
Siding	-	\$0.00	-	\$0.00		
Skylights	\$0	\$0.00	\$0	\$0.00		
Sprinkler System	\$0	\$0.00	\$0	\$0.00		
Trees	\$0	\$0.00	\$0	\$0.00		
Utility Connections	\$0	\$0.00	\$0	\$0.00		
Window Wells	\$0	\$0.00	\$0	\$0.00		
Expense only subtotal	\$35,750	\$90,305.98	\$85,000	\$0.99		
Sub-Total	\$3,750	\$101,055.98	\$85,000	\$0.99		
Total Expenses	\$170,333	\$229,764.19	\$249,036	\$5,820.30		