	2025		2026				
Expenses	**Budget**	**Actual**	**Budget**	**Actual**			
Operating							
Insurance	$95,200	$71,989.00	$86,078	-$10,491.78			
Street Lights	$1,857	$1,803.84	$1,911	$931.26			
Taxes	$1,800	$2,326.00	$1,874	$1,812.00			
Trash Removal	$9,211	$9,111.50	$9,496	$4,122.60			
Water	$13,245	$12,969.58	$14,133	$4,868.84			
Misc	$1,660	$742.73	$3,030	$12.00	----->	Website/software	$0.00
Sub-Total	**$122,973**	**$98,942.65**	**$116,522**	**$1,254.92**		Legal/compliance	$0.00
						Sr ctr room rental	$0.00
Landscape						Bank fees	$12.00
Lawncare	$15,160	$15,158.71	$15,614	$6,199.67		Office/stamps etc	$0.00
Snow Removal	$10,000	$3,194.69	$10,000	$725.00			
Sprinklers	$4,500	$3,874.82	$4,500	$2,314.52			
Trees, pruning and care	$6,250	$3,002.41	$6,250	$2,366.88			
Misc	$700	$284.93	$4,400	$128.83	----->	Home Depot	$34.57
Sub-Total	**$36,610**	**$25,515.56**	**$40,764**	**$11,734.90**		Misc CLT refund	($70.74)
						Wasps	$165.00
Maintenance						XIP maintenance	$0.00
Gutters Cleaning	$1,000	$1,300.00	$1,000	($650.00)			
Painting & Repairs	$2,250	$1,350.00	$2,000	$0.00			
Private Roadway Repair	$0	$0.00	$0	$483.50			
Misc	$3,750	$1,600.00	$3,750	$2,792.46	----->	Brickwork	2597.43
Sub-Total	**$7,000**	**$4,250.00**	**$6,750**	**$2,625.96**		Drainage	$195.03
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 Maintenanc	($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	$21,828.99			
Gutters	$0	$232.97	$0	$0.00			
Painting	$0	$52,250.00	$0	$23,850.00			
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	$45,678.99			
Sub-Total	**$3,750**	**$101,055.98**	**$85,000**	**$45,678.99**			
Total Expenses	**$170,333**	**$229,764.19**	**$249,036**	**$61,294.77**			