

Item	YTD Actual	2025 Budget	December Est. to Year End \$	Var %	Estimate	Additional Planned exp	Revised Projection	Annual Bud	Var \$	Var %	Notes
Total Operating Revenues	261960	261960	0	0.0%	262650	0	262650	261960	690	0.3%	1
Total General and administrative	41397	41068	0	0.0%	41397	40	41437	41068	-369	-0.9%	2
Total Maintenance and Grounds	108338	104942	0	0.0%	108338	0	108338	104942	-3396	-3.2%	3
Total Professional Fees	21290	21840	0	0.0%	21290	0	21290	21840	550	2.5%	4
Total Capital Revenue (Part of Dues)	94110	94110	0	0.0%	94110	0	94110	94110	0	0.00%	
Total Expenses	265135	261960	0	0.0%	265135	0	265135	261960	-3175	-1.2%	
Net Operating Income	-3175	0	-3175	0.0%	-2485	0	-2485	0	-2485		5

Notes to Report :

1. The income line includes (\$3,613.00) in delinquent charges for 10 units. Included here are: Late fees and rental unit registration fee.
2. General and Administrative variances are small with insurance continuing to be a small issue. Insurance renewal is November, difference is new amount and prepaid for 2026. Book entry at year end closing to clear difference.
3. Maintenance and Grounds: Village Shire Contracts are in this line for Snow and Landscaping Group paid out monthly over the budget year. Common Area maintenance over and above the contracts are budgeted here.
4. Professional fees are: Legal, Audit and Danella Management fees. Legal was under expended.
5. Expect to end the year with a deficit due to the unexpected repairs, overexpenditure will be charged against the operating surplus of \$14,438.
6. Projected Capital Reserve Balance - We raised \$94,110 this year and expended of that \$83,400. Completing only 3 roofs this year. Resale of units contributed additional \$2,700.00, not shown in this figure.

Reserve Tracking and Forecast		
December Reserve Balance	\$	202,762.63
Add:		
1 Month Reserve to Year End: Dec	\$	-
Projected Capital Y/E	\$	202,762.63
Less:		
Projected expenditures per capital Plan		
contingency		0.00
Projected expenditures Capital to Year End		0.00
Est year end	\$	202,762.63
Target for Reserves Goal by 2029	\$	250,000.00
Projected shortfall to 2029 Goal	\$	(47,237.37)

Respectfully submitted,
Linda W. Lewis, VP and Treasurer 2/4/26