THE GREENS
AT ELKHART LAKE

December 18th, 2025

The Greens 2026 Budget and 2025 Financial Report

At the December 2025 meeting The Greens Board of Directors reviewed financial results through November and a projection of costs to complete 2025 based on actuals through November plus an estimate of December costs, and approved the 2026 budget and unit owners' fees effective January 1st, 2026.

2025 Estimated Results

Based on estimated expenses for December the total operating costs for 2025 are projected to be approximately $133,300 resulting in a surplus of approximately $1,400 which, per the conditions of the Declaration, will be transferred to the carryover for the reserve account.

The surplus was generated mainly from favorability in the categories of insurance and landscape repairs. The insurance premium for the 2025 budget was estimated based on the advice the board had been given about a projected increase by our existing insurance carrier West Bend. We subsequently chose to go with an alternate carrier Amerisure who provided coverage at a significantly lower premium. Landscape repairs were managed successfully by the committee to keep costs to a minimum in this category.

This favorability was offset by overages in the administration and building maintenance categories. Administration costs were impacted by a change of the Association's consultant accountant for 2025 plus additional legal consulting costs that included closing out the change to the declaration documentation, as well as a change in the Association's legal consulting firm to help advise us on all matters relating to the management of the association as well as advising on the Association's rights regarding the impending development by Premiere Investors on the north side of the pond. Building maintenance costs for 2025 included the painting of woodwork surfaces to the pondside units that showed signs of considerable paint deterioration, and the replacement of damaged siding to a number of units throughout the Association. While painting work had been budgeted, the extent of siding replacement had not been fully anticipated in 2025 but the decision was made to carry out all of the repairs in the same phase in 2025 rather than splitting between 2025 and 2026, as we were able to do this while remaining within the operating budget overall for the year.

Our only remaining risk for the 2025 operating results is driven by how much snow there will be before year end, but we believe we have allowed sufficiently to cover for this.

The reserve balance to carry forward to 2026 is $58,285 which is an increase of just over $4,000 on 2025 starting balance due mainly to the favorability of the costs associated with the road surfacing project.

2026 Budget and Fees

The operating budget for 2026 will be $141,000, an increase of approximately $7,700 (5.8%).

We are advised to expect an increase of up to 15% for the 2026 insurance premium which will be confirmed early in the new year and this is a significant part of the increase in cost for 2026.

The board have also recommended a 15% increase to cover for snow clearance, and we have included an increase of 6% in costs for the ground maintenance contract following discussions with Landmark.

The 2026 Reserve budget includes for drainage repairs and erosion control projects, light fixture replacement and chimney replacements on the five plex buildings, the latter two items as recommended in the 2021 Building Reserve Study. We have also commissioned consultants *Reserve Advisors* to provide an updated report on the Association's building project requirements over the next 20-30 years to enable us to review and refresh our requirements to fund these projects out of the reserve account.

SUMMARY OF FEES FOR 2026

Annual operating fees	= $3,920 ($141,000 / 36 = $3,917 + round up)
Annual reserve fees	= $1,800 (calculated based on a required ending balance target of $66,000)
Total fees for 2026	= $5,720 ($ 1,430 per quarter)

Quarterly fees will be **$1,430,** an increase of 7.15% from $1,335 in 2025.

THE GREENS AT ELKHART LAKE BUDGET 2026 AND 2026 ESTIMATE	2026		2025	
OPERATING FUND	Budget		Projected Actual	Budget
INCOME				
Fees	141,000		134,640	134,640
Special				-
Total operating income	141,000		134,640	134,640
EXPENSE				
Admin	10,000		13,600	8,500
Utilities	2,200		2,065	2,500
Insurance	34,600		28,986	34,000
Repairs - Bldg	12,000		17,281	12,000
Repairs - Land	10,000		5,526	10,000
Snow	16,000		13,496	13,825
Pest	1,700		1,595	2,100
Grounds	47,000		44,140	44,270
Pond	7,000		6,550	7,000
Other expense	500		-	300
TOTAL EXPENSE	141,000		**133,239**	**134,495**
Surplus / (Deficit)	-		1,401	145
RESERVE FUND				
INCOME				
Fees	64,800		57,600	57,600
Special - roads			90,000	90,000
Special - driveways			8,100	-
Interest	750		663	600
TOTAL RESERVE INCOME	**65,550**		**156,363**	**148,200**
RESERVE EXPENSE				
Total reserve expense (est. for 2026)	58,600		152,355	168,894
Surplus/deficit	6,950		4,008	(20,694)
Beginning balance	59,687		54,278	54,278
Reserve surplus	6,950		4,008	(20,694)
Ending balance (est. for 2026)	**66,637**		**58,286**	**33,584**
TOTALS				
Income	206,550		291,003	282,840
Expense	199,600		285,594	303,389
Surplus / Deficit	6,950		5,409	(20,549)
Owner Fees per year	5,720		per annum	5,340
Special Assessments	-			2,500
TOTAL FEES	**5,720**			**7,840**
Owner fees per Quarter	**1,430**			1,335