

Oak Forest Villas  
Financial Report  
January 15, 2026  
Submitted by Robin Reich, Treasurer

## **December 2025**

### **Operating Budget**

Revenue (Income) for December was \$43,131.

Expenses for December were \$25,247; \$15,073 was added to the reserve account for a total of \$40,320.

The budget for the year of 2025 shows a surplus of \$ 17,937 due to the expenses below coming in under budget and revenue for the year being \$2,014 over in late fees and application fees.

- The Grounds Expense category is \$5,707 under budget due to less money needed for erosion control.
- Administrative expenses were down by \$1,483 due to lower than anticipated insurance costs for November and December.
- Pool and Recreation expenses were under budget \$4,751 due to moving the expense of the clubhouse doors to the reserve budget.
- Other expenses, which include storm cleanup and contingency costs were not needed which resulted in a savings of \$3,000.

### **Reserves**

Since November we have spent \$516 on 4 pool chairs , \$1029 on a deposit for the clubhouse door installation and 2,300 on  $\frac{1}{2}$  of a charge from Zuma Construction to clear around the back fence.