

Pinckney Financial Report Comparison

2024 versus 2025 — excluding 2025 tower revenue

Without the tower revenue, the General Fund spent more than it received in 2025, and its adjusted fund balance declined. Combined governmental funds still improved compared with 2024, while water operations reported a larger loss.

How this comparison works: The 2025 column subtracts \$1,551,413 recorded as “Sale of tower” from revenue and related results. All other amounts remain unchanged. These are adjusted calculations, not the actual audited 2025 results. Both fiscal years ended June 30.

Financial measure	2024 audited	2025 adjusted
Governmental fund revenue	\$2,494,177	\$2,469,405
Governmental fund spending	\$3,368,075	\$2,168,189
Revenue minus spending: all governmental funds	\$873,898 shortfall	\$301,216 surplus
Net change in combined governmental fund balances	\$872,906 decrease	\$256,427 increase
General Fund revenue	\$1,458,039	\$1,366,148
General Fund spending	\$1,408,044	\$1,562,071
General Fund revenue minus spending	\$49,995 surplus	\$195,923 shortfall
Net change in General Fund balance	\$19,013 decrease	\$165,113 decrease
Water operating loss	\$96,998	\$135,555
Budget overruns listed in the reports	\$14,653	\$91,402

Net changes in fund balances also include transfers, other financing and accounting adjustments. They therefore differ from revenue minus spending.

What the comparison means for voters

The General Fund's financial position weakened

Excluding tower revenue, General Fund revenue fell \$91,891 while spending rose \$154,027. That changed a \$49,995 surplus before other financing in 2024 into a \$195,923 shortfall in 2025. After other financing and accounting adjustments, the adjusted General Fund balance decreased \$165,113, compared with a \$19,013 decrease in 2024.

The Village did not lose money in every fund

Combined governmental fund balances fell \$872,906 in 2024. In 2025, they increased an adjusted \$256,427 even with tower revenue removed. Total governmental fund spending was \$1,199,886 lower than in 2024. The General Fund shortfall is a concern, but it does not mean every Village fund had a shortfall.

Water operations reported a larger loss

The water operating loss increased \$38,557, from \$96,998 in 2024 to \$135,555 in 2025. These operating losses include depreciation, the cost of infrastructure wearing out. Interest, other income and transfers also affect the water fund's final financial results.

Budget overruns increased

Reported budget overruns increased from \$14,653 to \$91,402. Total General Fund spending remained below its final budget in both years. Individual categories can exceed their approved budgets even when overall spending stays under budget.

The 2025 report covers two Presidents

Linda Lavey was President during the 2024 fiscal year and the first part of the 2025 fiscal year. Jeff Buerman became President following the November 2024 election and served during the latter part of the 2025 fiscal year. The audits do not divide annual results by President's tenure. Council shared responsibility for approving budgets and spending.

A plain-language message

With tower revenue removed, the General Fund spent about \$196,000 more than it received in 2025. That was worse than 2024, when revenue exceeded spending by about \$50,000. Water operations also reported a larger loss. Combined governmental funds improved, however, because overall spending was much lower. Voters should understand both the General Fund's funding gap and the improvement across the combined funds.

Reading the numbers: Spending includes capital and equipment purchases, so the General Fund shortfall is not solely a measure of everyday operating costs. Removing tower revenue holds all other amounts constant; it does not model changes in rental income, interest or other effects of the transaction.

Sources: Village of Pinckney financial statements for years ended June 30, 2024 (pages 8, 13, 24, 28, 61 and 71) and June 30, 2025 (pages 8, 13, 24, 28, 62 and 72).