

Greenbrook II Condominiums Budget for Year Ending December 31, 2025

Frieda
Budget

BUDGET			VARIANCE	% of	
EXPECTED	BUDGET	BUDGET	BUDGET	COMM	
AS OF	2024	2025	2024/2025	FEES	
12/31/2024					
INCOME					
40200 FEES CHARGED	1,208,217.00	1,208,217.00	1,260,217.00	52,000.00	97.9862%
40400 INTEREST INCOME	128.23	100.00	100.00	0.00	0.0078%
40500 FINES	25.00	200.00	200.00	0.00	0.0156%
40600 LATE CHARGES	0.00	1,000.00	500.00	(500.00)	0.0389%
40700 MISCELLANEOUS INCOME	191.00	0.00	0.00	0.00	0.0000%
40800 SPECIAL ASSESSMENT	0.00	0.00	0.00	0.00	0.0000%
41000 CONDO DOCS/6d	750.00	100.00	100.00	0.00	0.0078%
42000 GAS FEES CHARGED	25,000.00	25,000.00	25,000.00	0.00	1.9438%
GROSS INCOME	1,234,311.23	1,234,617.00	1,286,117.00	51,500.00	100.0000%
42200 LESS RESERVE FEES	(150,000.00)	(150,000.00)	(150,000.00)	0.00	-11.6630%
TOTAL INCOME	1,084,311.23	1,084,617.00	1,136,117.00	51,500.00	88.3370%
PAYROLL EXPENSES					
62100 OFFICE HELP	3,564.00	2,500.00	4,000.00	1,500.00	0.3110%
62200 FULL TIME LABOR	218,120.00	218,120.00	218,120.00	0.00	16.9596%
62600 OVERTIME	2,000.00	2,000.00	2,000.00	0.00	0.1555%
63000 SNOW LABOR	2,629.75	5,500.00	5,500.00	0.00	0.4276%
62400 P/T MAINTENANCE	0.00	3,000.00	3,000.00	0.00	0.2333%
64000 EMPLOYEE BENEFITS	18,000.00	20,000.00	23,000.00	3,000.00	1.7883%
64100 PAYROLL EMPLOYER TAXES	22,000.00	25,280.00	25,280.00	0.00	1.9656%
67700 PAYROLL SERVICE	1,800.00	1,900.00	1,900.00	0.00	0.1477%
TOTAL PAYROLL EXPENSES	268,113.75	278,300.00	282,800.00	4,500.00	21.9887%
UTILITIES					
65300 ELECTRIC EXPENSE	8,000.00	10,000.00	10,000.00	0.00	0.7775%
65400 TELEPHONE EXPENSE	5,000.00	5,000.00	5,000.00	0.00	0.3888%
65600 GAS EXPENSE	42,500.00	51,000.00	25,000.00	(26,000.00)	1.9438%
TOTAL UTILITIES	55,500.00	66,000.00	40,000.00	(26,000.00)	3.1101%
ADMINISTRATIVE					
66100 BANK CHARGES	0.00	0.00	0.00	0.00	0.0000%
66200 OFFICE EXPENSE	8,209.00	6,000.00	8,000.00	2,000.00	0.6220%
66300 R & M - OFFICE EQUIPMENT	0.00	745.00	0.00	(745.00)	0.0000%
66500 POSTAGE EXPENSE	1,200.00	1,200.00	1,200.00	0.00	0.0933%
64500 BOOKKEEPING SERVICE	5,400.00	5,400.00	5,400.00	0.00	0.4199%
67000 LEGAL EXPENSE	50,000.00	50,000.00	50,000.00	0.00	3.8877%
67100 CPA/AUDIT EXPENSE	4,550.00	3,700.00	3,700.00	0.00	0.2877%
67200 SEMINARS/CAI	200.00	200.00	200.00	0.00	0.0156%
67300 ANSWERING SERVICE	1,270.88	1,700.00	1,700.00	0.00	0.1322%

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EXPECTED	BUDGET	BUDGET	BUDGET	COMM
AS OF	2024	2025	2024/2025	FEES
12/31/2024				
67400 CLUBHOUSE APPROPRIATIONS	103,380.00	103,380.00	34,380.00	8.0381%
	0.00	0.00	0.00	0.0000%
	0.00	0.00	0.00	0.0000%
	0.00	0.00	0.00	0.0000%
	0.00	0.00	0.00	0.0000%
	0.00	0.00	0.00	0.0000%
TOTAL ADMINISTRATIVE	219,866.88	175,605.00	35,635.00	13.6539%
INSURANCE AND TAXES				
69100 INSURANCE/PACKAGE	96,444.00	120,000.00	34,528.00	9.3304%
69300 INSURANCE/WORKERS COMP	2,809.50	4,000.00	(1,000.00)	0.3110%
69400 INSURANCE/TRUCKS	8,559.00	9,000.00	1,500.00	0.6998%
69700 TAXES - OTHERS	0.00	1,000.00	0.00	0.0778%
69800 FEDERAL CORP TAXES	0.00	0.00	0.00	0.0000%
69900 STATE CORP TAXES	0.00	0.00	0.00	0.0000%
TOTAL INSURANCE & TAXES	107,812.50	134,000.00	35,028.00	10.4190%
MAINTENANCE				
70300 WATER PUMPS/WELLS	0.00	1,000.00	0.00	0.0778%
70400 PEST CONTROL	13,000.00	13,000.00	0.00	1.0108%
70500 R & M - GARAGE DOOR	2,500.00	4,000.00	0.00	0.3110%
70600 TRASH REMOVAL	48,000.00	52,800.00	(800.00)	4.0432%
70900 R & M - ELECTRICAL	6,325.29	4,000.00	0.00	0.3110%
71000 R & M - PLUMBING	369.00	2,000.00	0.00	0.1555%
71100 OUTSIDE SERVICES	1,650.00	2,000.00	0.00	0.1555%
71400 SIGNS	0.00	1,000.00	0.00	0.0778%
71600 R & M - PAINTING	200.00	500.00	0.00	0.0389%
71700 GAS & OIL	3,682.00	5,000.00	0.00	0.3888%
71800 GUTTERS/STORM DRAINS EXP	0.00	1,000.00	0.00	0.0778%
72100 R & M - FENCES	0.00	1,000.00	0.00	0.0778%
72200 R & M - ROOFS	2,475.13	1,000.00	0.00	0.0778%
72300 TOOL REPLACEMENT	0.00	200.00	0.00	0.0156%
72400 R & M - VEHICLE	2,083.33	2,500.00	0.00	0.1944%
72500 R & M - STREET	0.00	1,000.00	0.00	0.0778%
72600 MISCELLANEOUS EXPENSES	0.00	1,000.00	0.00	0.0778%
72700 MAINTENANCE SUPPLIES	6,100.00	7,100.00	0.00	0.5520%
72800 UNIFORMS	0.00	300.00	0.00	0.0233%
73200 R & M - EQUIPMENT	5,408.18	1,000.00	0.00	0.0778%
SECURITY EXPENSE	247.50	0.00	3,000.00	0.2333%
TOTAL MAINTENANCE	92,040.43	103,600.00	2,200.00	8.0553%

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			BUDGET	COMM
EXPECTED	BUDGET	BUDGET		
AS OF	2024	2025	2024/2025	FEEES
12/31/2024				
LANDSCAPING EXPENSES				
73500 L/S CONTRACTOR				
73300 TREE TREATMENT	2,851.96	4,000.00	4,000.00	0.00 0.3110%
73400 LOAM/SEED/MULCH	600.00	2,000.00	2,000.00	0.00 0.1555%
73600 TREES/FLOWERS/SHRUBS	545.87	5,000.00	5,000.00	0.00 0.3888%
73700 SHRUBS/TREE REMOVAL	7,300.00	3,000.00	3,000.00	0.00 0.2333%
73900 LANDSCAPE SUPPLIES	0.00	0.00	0.00	0.00 0.0000%
TOTAL LANDSCAPING EXP	11,297.83	14,000.00	14,000.00	0.00 1.0885%

SNOW REMOVAL				
74100 SALT/SAND/SUPPLIES	931.00	3,000.00	3,000.00	0.00 0.2333%
74300 SNOW CONTRACTOR	18,357.50	56,000.00	56,000.00	0.00 4.3542%
74400 HEAVY EQUIPMENT	0.00	0.00	0.00	0.00 0.0000%
74500 SNOW REMOVAL	0.00	0.00	0.00	0.00 0.0000%
	0.00	0.00	0.00	0.00 0.0000%
	0.00	0.00	0.00	0.00 0.0000%
TOTAL SNOW REMOVAL	19,288.50	59,000.00	59,000.00	0.00 4.5875%

OTHER EXPENSES				
OPERATING CONTINGENCY EXP	0.00	0.00	0.00	0.00 0.0000%
76100 LOAN PRINCIPAL & INTEREST	299,000.00	299,000.00	299,000.00	0.00 23.2483%
76400 LOSS ON BAD DEBTS	0.00	0.00	0.00	0.00 0.0000%
TOTAL OTHER EXPENSES	299,000.00	299,000.00	299,000.00	0.00 23.2483%

TOTAL EXPENSES (BUDGET)	1,072,919.89	1,056,641.00	1,108,005.00	51,363.00 86.1512%
SPECIAL ASSESSMENT				
NET INCOME (LOSS)	11,391.34	27,976.00	28,112.00	137.00 2.2660%

PROJECTED PROJECTS FUNDED FROM RESERVES FOR 2025

	2024	2024	2025		
76600 RETAINING WALLS	0.00	0.00	0.00		
77000 RESERVES-BLDG/FENCES	0.00	0.00	0.00		
77100 RESERVES-STREET/WALKS	0.00	0.00	0.00		
77200 RESERVE-LIGHTS/POLES	0.00	0.00	0.00		
80000 RESERVE REPAIRS STREETS	0.00	0.00	0.00		
80100 RESERVE REPAIRS GARAGES	0.00	0.00	0.00		
80200 RESERVE-ROOFS	0.00	0.00	0.00		
80300 RESERVE WELLS & PUMPS	0.00	0.00	0.00		
NET USED FROM RESERVES	0.00	0.00	0.00		
FUNDS ADDED TO RESERVES	(150,000.00)	(150,000.00)	(150,000.00)		