

Greenbrook II Condominiums
Budget for Year Ending December 31, 2025

2025

BUDGET

	PROJECTED	BUDGET	BUDGET	VARIANCE	% of
	AS OF	2024	2025	BUDGET	COMM
	12/31/2024			2024/2025	FEES
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%
	0.00	0.00	0.00	0.00	0.0000%
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%
67400 CLUBHOUSE APPROPRIATIONS	103,380.00	69,000.00	103,380.00	34,380.00	8.0381%
	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%
	0.00	0.00	0.00	0.00	0.0000%
	0.00	0.00	0.00	0.00	0.0000%
TOTAL ADMINISTRATIVE	174,209.88	137,945.00	173,580.00	35,635.00	13.4964%

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			VARIANCE	% of
			VARIANCE	% of
			BUDGET	COMM
			2024/2025	FEES
PROJECTED	BUDGET	BUDGET		
AS OF	2024	2025		
12/31/2024				
INSURANCE AND TAXES				
69100 INSURANCE/PACKAGE	96,444.00	85,472.00	120,000.00	34,528.00 9.3304%
69300 INSURANCE/WORKERS COMP	2,809.50	5,000.00	4,000.00	(1,000.00) 0.3110%
69400 INSURANCE/TRUCKS	8,559.00	7,500.00	9,000.00	1,500.00 0.6998%
69700 TAXES - OTHERS	0.00	1,000.00	1,000.00	0.00 0.0778%
69800 FEDERAL CORP TAXES	0.00	0.00	0.00	0.00 0.0000%
69900 STATE CORP TAXES	0.00	0.00	0.00	0.00 0.0000%
TOTAL INSURANCE & TAXES	107,812.50	98,972.00	134,000.00	35,028.00 10.4190%

MAINTENANCE				
71200 WATER PUMPS/WELLS	0.00	1,000.00	1,000.00	0.00 0.0778%
70400 PEST CONTROL	13,000.00	13,000.00	13,000.00	0.00 1.0108%
70500 R & M - GARAGE DOOR	2,500.00	4,000.00	4,000.00	0.00 0.3110%
70600 TRASH REMOVAL	48,000.00	52,800.00	52,000.00	(800.00) 4.0432%
70900 R & M - ELECTRICAL	6,325.29	4,000.00	4,000.00	0.00 0.3110%
71000 R & M - PLUMBING	369.00	2,000.00	2,000.00	0.00 0.1555%
71100 OUTSIDE SERVICES	1,650.00	2,000.00	2,000.00	0.00 0.1555%
71400 SIGNS	0.00	1,000.00	1,000.00	0.00 0.0778%
71600 R & M - PAINTING	200.00	500.00	500.00	0.00 0.0389%
71700 GAS & OIL	3,682.00	5,000.00	5,000.00	0.00 0.3888%
71800 GUTTERS/STORM DRAINS EXP	0.00	1,000.00	1,000.00	0.00 0.0778%
72100 R & M - FENCES		1,000.00	1,000.00	0.00 0.0778%
72200 R & M - ROOFS	2,475.13	1,000.00	1,000.00	0.00 0.0778%
72300 TOOL REPLACEMENT	0.00	200.00	200.00	0.00 0.0156%
72400 R & M - VEHICLE	2,083.33	2,500.00	2,500.00	0.00 0.1944%
72500 R & M - STREET	0.00	1,000.00	1,000.00	0.00 0.0778%
72600 MISCELLANEOUS EXPENSES	0.00	1,000.00	1,000.00	0.00 0.0778%
72700 MAINTENANCE SUPPLIES	6,100.00	7,100.00	7,100.00	0.00 0.5520%
72800 UNIFORMS	0.00	300.00	300.00	0.00 0.0233%
73200 R & M - EQUIPMENT	5,408.18	1,000.00	1,000.00	0.00 0.0778%
SECURITY EXPENSE	247.50	0.00	3,000.00	3,000.00 0.2333%
	0.00	0.00	0.00	0.00 0.0000%
	0.00	0.00	0.00	0.00 0.0000%
TOTAL MAINTENANCE	92,040.43	101,400.00	103,600.00	2,200.00 8.0553%

LANDSCAPING EXPENSES				
73500 L/S CONTRACTOR	65,151.25	56,000.00	56,000.00	0.00 4.3542%
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	76,449.08	70,000.00	70,000.00	0.00 5.4427%

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INSURANCE AND TAXES
69100 INSURANCE/PACKAGE
69300 INSURANCE/WORKERS COMP
69400 INSURANCE/TRUCKS
69700 TAXES - OTHERS
69800 FEDERAL CORP TAXES
69900 STATE CORP TAXES

TOTAL INSURANCE & TAXES

			VARIANCE	% of
			BUDGET	COMM
PROJECTED	BUDGET	BUDGET	2024/2025	FEES
AS OF	2024	2025		
12/31/2024				
96,444.00	85,472.00	120,000.00	34,528.00	9.3304%
2,809.50	5,000.00	4,000.00	(1,000.00)	0.3110%
8,559.00	7,500.00	9,000.00	1,500.00	0.6998%
0.00	1,000.00	1,000.00	0.00	0.0778%
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%
107,812.50	98,972.00	134,000.00	35,028.00	10.4190%

MAINTENANCE
71200 WATER PUMPS/WELLS
70400 PEST CONTROL
70500 R & M - GARAGE DOOR
70600 TRASH REMOVAL
70900 R & M - ELECTRICAL
71000 R & M - PLUMBING
71100 OUTSIDE SERVICES
71400 SIGNS
71600 R & M - PAINTING
71700 GAS & OIL
71800 GUTTERS/STORM DRAINS EXP
72100 R & M - FENCES
72200 R & M - ROOFS
72300 TOOL REPLACEMENT
72400 R & M - VEHICLE
72500 R & M - STREET
72600 MISCELLANEOUS EXPENSES
72700 MAINTENANCE SUPPLIES
72800 UNIFORMS
73200 R & M - EQUIPMENT
SECURITY EXPENSE

TOTAL MAINTENANCE

0.00	1,000.00	1,000.00	0.00	0.0778%
13,000.00	13,000.00	13,000.00	0.00	1.0108%
2,500.00	4,000.00	4,000.00	0.00	0.3110%
48,000.00	52,800.00	52,000.00	(800.00)	4.0432%
6,325.29	4,000.00	4,000.00	0.00	0.3110%
369.00	2,000.00	2,000.00	0.00	0.1555%
1,650.00	2,000.00	2,000.00	0.00	0.1555%
0.00	1,000.00	1,000.00	0.00	0.0778%
200.00	500.00	500.00	0.00	0.0389%
3,682.00	5,000.00	5,000.00	0.00	0.3888%
0.00	1,000.00	1,000.00	0.00	0.0778%
	1,000.00	1,000.00	0.00	0.0778%
2,475.13	1,000.00	1,000.00	0.00	0.0778%
0.00	200.00	200.00	0.00	0.0156%
2,083.33	2,500.00	2,500.00	0.00	0.1944%
0.00	1,000.00	1,000.00	0.00	0.0778%
0.00	1,000.00	1,000.00	0.00	0.0778%
6,100.00	7,100.00	7,100.00	0.00	0.5520%
0.00	300.00	300.00	0.00	0.0233%
5,408.18	1,000.00	1,000.00	0.00	0.0778%
247.50	0.00	3,000.00	3,000.00	0.2333%
0.00	0.00	0.00	0.00	0.0000%
0.00	0.00	0.00	0.00	0.0000%
92,040.43	101,400.00	103,600.00	2,200.00	8.0553%

LANDSCAPING EXPENSES
73500 L/S CONTRACTOR
73300 TREE TREATMENT
73400 LOAM/SEED/MULCH
73600 TREES/FLOWERS/SHRUBS
73700 SHRUBS/TREE REMOVAL
73900 LANDSCAPE SUPPLIES
TOTAL LANDSCAPING EXP

65,151.25	56,000.00	56,000.00	0.00	4.3542%
2,851.96	4,000.00	4,000.00	0.00	0.3110%
600.00	2,000.00	2,000.00	0.00	0.1555%
545.87	5,000.00	5,000.00	0.00	0.3888%
7,300.00	3,000.00	3,000.00	0.00	0.2333%
0.00	0.00	0.00	0.00	0.0000%
76,449.08	70,000.00	70,000.00	0.00	5.4427%

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2025

VARIANCE	% of
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PROJECTED	BUDGET	BUDGET	VARIANCE	% of
AS OF	2024	2025	BUDGET	COMM
12/31/2024			2024/2025	FEES
931.00	3,000.00	3,000.00	0.00	0.2333%
18,357.50	56,000.00	56,000.00	0.00	4.3542%
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%
	0.00	0.00	0.00	0.0000%
19,288.50	59,000.00	59,000.00	0.00	4.5875%

SNOW REMOVAL

74100 SALT/SAND/SUPPLIES
74300 SNOW CONTRACTOR
74400 HEAVY EQUIPMENT
74500 SNOW REMOVAL

TOTAL SNOW REMOVAL

OTHER EXPENSES

OPERATING CONTINGENCY EXP
76100 LOAN PRINCIPAL & INTEREST
76400 LOSS ON BAD DEBTS

0.00	0.00	0.00	0.00	0.0000%
299,000.00	299,000.00	299,000.00	0.00	23.2483%
0.00	0.00	0.00	0.00	0.0000%
299,000.00	299,000.00	299,000.00	0.00	23.2483%

TOTAL OTHER EXPENSES

TOTAL EXPENSES (BUDGET)

SPECIAL ASSESSMENT

NET INCOME (LOSS)

1,092,414.14	1,110,617.00	1,161,980.00	51,363.00	90.3479%
(8,102.91)	(26,000.00)	(25,863.00)	137.00	-2.1059%

PROJECTED PROJECTS FUNDED FROM RESERVES FOR 2024

76600 RETAINING WALLS
77000 RESERVES-BLDG/FENCES
77100 RESERVES-STREET/WALKS
77200 RESERVE-LIGHTS/POLES
80000 RESERVE REPAIRS STREETS
80100 RESERVE REPAIRS GARAGES
80200 RESERVE-ROOFS
80300 RESERVE WELLS & PUMPS

2024	2024	2025		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
0.00	0.00	0.00		
(150,000.00)	(150,000.00)	(150,000.00)		

NET USED FROM RESERVES

FUNDS ADDED TO RESERVES