B A L A N C E S H E E T

January 2026

		OPERATING	RESERVE	S/A - ROOF	INS PROCEEDS	TOTAL
	CURRENT ASSETS					
1015	SMARTSTREET-BOC - CKG/ICS - OPERATING	105,333.71				105,333.71
1017	SMARTSTREET BOC CKG - S/A TEMP REPAIR			73.01		73.01
1020	SMARTSTREET-BOC - MM - INS PROCEEDS				97,292.71	97,292.71
1057	ASSOCIATED BANK - MM - OPER	156,826.63				156,826.63
1065	SMARTSTREET-BOC - MM/ICS - RESERVE		363,226.28			363,226.28
1067	ASSOCIATED BANK - MM - RESERVE		505,898.40			505,898.40
1071	FIRST HORIZON BK - PC/DC - BETTY GELHAR	4,615.14				4,615.14
1080	ASSOCIATED BANK-SPECIAL ASSESSMENT			446,570.12		446,570.12
1101	TRI CITY NAT BNK - CD - 4/25/26 3.90%		55,056.86			55,056.86
		266,775.48	924,181.54	446,643.13	97,292.71	1,734,892.86
	ACCOUNTS RECEIVABLE					
1210	ASSESSMENTS	23,574.37				23,574.37
1230	SPECIAL ASSESSMENTS-ROOFS			81,390.30		81,390.30
1240	ASSESSMENTS - MISCELLANEOUS	1,785.19				1,785.19
		25,359.56	0.00	81,390.30	0.00	106,749.86
	PREPAID ASSETS					
1310	AUTO OWNERS UMB 1/10/26-27 $101,455.71	93,001.04				93,001.04
1350	GFL ENVIRONMENTAL	1,984.08				1,984.08
1351	SCHINDLER ELEV 3/25-2/26 $7,101.60	591.80				591.80
1377	SENTRY W/C INS 1/16/26-27 1650.00	1,650.00				1,650.00
		97,226.92	0.00	0.00	0.00	97,226.92
	TOTAL ASSETS	389,361.96	924,181.54	528,033.43	97,292.71	1,938,869.64

B A L A N C E   S H E E T

January 2026

		OPERATING	RESERVE	S/A - ROOF	INS PROCEEDS	TOTAL
	CURRENT LIABILITIES					
2010	ACCOUNTS PAYABLE	42,139.65				42,139.65
2017	ACCOUNTS PAYABLE - INS PROCEEDS				19,300.55	19,300.55
2020	ACCRUED ESTIMATED EXPENSES	37,168.26				37,168.26
2040	SPECIAL - ROOF			3,065,492.23		3,065,492.23
2041	SPENT FROM SPECIAL ASSESSMENT - ROOF			(2,518,534.27)		(2,518,534.27)
2070	INSURANCE PROCEEDS				146,015.16	146,015.16
2071	SPENT FROM INSURANCE PROCEEDS				(48,727.10)	(48,727.10)
2130	PREPAID ASSESSMENTS	51,163.14				51,163.14
		130,471.05	0.00	546,957.96	116,588.61	794,017.62
	RESTRICTED EQUITY - RESERVES					
2215	RESERVES - INTEREST		2,633.84			2,633.84
2270	RESERVES - REPLACEMENT		921,547.70			921,547.70
	SPENT FROM RESERVES					
		0.00	924,181.54	0.00	0.00	924,181.54
	OPERATING EQUITY					
2650	PRIOR YEAR SURPLUS (DEFICIT)	215,710.24				215,710.24
2670	CURRENT YEAR SURPLUS (DEFICIT)	4,960.24				4,960.24
		220,670.48	0.00	0.00	0.00	220,670.48
	TOTAL LIABILITIES & EQUITY	351,141.53	924,181.54	546,957.96	116,588.61	1,938,869.64

THE CLOISTERS OF GREENFIELD CONDOMINIUM CORP
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
OPERATING INCOME							
4020 ASSESSMENTS - MONTHLY	74,565.00	74,565.00	0.00	74,565.00	74,565.00	0.00	894,780
4051 GARAGE DOOR INCOME	0.00	8.37	- 8.37	0.00	8.37	- 8.37	100
4060 LATE CHARGES	1,053.77	183.37	870.40	1,053.77	183.37	870.40	2,200
4080 CLOSING FEES*	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000
4100 INTEREST - OPERATING	709.13	16.63	692.50	709.13	16.63	692.50	200
4178 GARDEN CLUB INCOME	0.00	28.37	- 28.37	0.00	28.37	- 28.37	340
4196 KEYS	0.00	16.63	- 16.63	0.00	16.63	- 16.63	200
4200 LAUNDRY INCOME	0.00	33.37	- 33.37	0.00	33.37	- 33.37	400
4293 LEGAL/COLLECTION	3,893.76	0.00	3,893.76	3,893.76	0.00	3,893.76	0
4340 INTEREST - RESERVES	2,633.84	833.37	1,800.47	2,633.84	833.37	1,800.47	10,000
4350 INTEREST ALLOC TO RESERVES	-2,633.84	-833.37	-1,800.47	-2,633.84	-833.37	-1,800.47	- 10,000
4360 INTEREST EARNED - SPECIAL ASSESSMENT	39.72	0.00	39.72	39.72	0.00	39.72	0
4361 INTEREST EARNED ALLOC TO SPECIAL ASSMNT	- 39.72	0.00	- 39.72	- 39.72	0.00	- 39.72	0
4370 INTEREST CHARGED - SPECIAL ASSESSMENT	1,338.00	0.00	1,338.00	1,338.00	0.00	1,338.00	0
4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT	-1,338.00	0.00	-1,338.00	-1,338.00	0.00	-1,338.00	0
4970	80,221.66	75,018.37	5,203.29	80,221.66	75,018.37	5,203.29	900,220
4980 TOTAL INCOME	80,221.66	75,018.37	5,203.29	80,221.66	75,018.37	5,203.29	900,220
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	1,300.00	250.00	1,050.00	1,300.00	250.00	1,050.00	3,000

REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

		CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5012	WINDOW CLEANING	0.00	100.00	-100.00	0.00	100.00	-100.00	1,200
5020	ROOF REPAIRS	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000
5024	TUCKPOINTING	0.00	1,666.63	-1,666.63	0.00	1,666.63	-1,666.63	20,000
5030	MAINTENANCE SUPPLIES	342.10	416.63	- 74.53	342.10	416.63	- 74.53	5,000
5031	ICE MACHINE SERVICE	0.00	41.63	- 41.63	0.00	41.63	- 41.63	500
5060	PLUMBING REPAIRS	- 17.58	2,083.37	-2,100.95	- 17.58	2,083.37	-2,100.95	25,000
5080	ELECTRICAL REPAIRS	157.50	666.63	-509.13	157.50	666.63	-509.13	8,000
5090	ELEVATOR MAINTENANCE	0.00	83.37	- 83.37	0.00	83.37	- 83.37	1,000
5095	ELEVATOR CONTRACT	591.80	666.63	- 74.83	591.80	666.63	- 74.83	8,000
5104	MAT SERVICE	193.61	200.00	- 6.39	193.61	200.00	- 6.39	2,400
5105	BUILDING EXTERIOR	0.00	1,666.63	-1,666.63	0.00	1,666.63	-1,666.63	20,000
5111	GUTTER CLEANING	0.00	333.37	-333.37	0.00	333.37	-333.37	4,000
5113	DRYER VENT CLEANING	18,003.00	0.00	18,003.00	18,003.00	0.00	18,003.00	0
5156	HVAC REPAIRS & SUPPLIES	-3,932.12	1,666.63	-5,598.75	-3,932.12	1,666.63	-5,598.75	20,000
5162	GARAGE DOOR MAINTENANCE	1,958.40	250.00	1,708.40	1,958.40	250.00	1,708.40	3,000
5171	GARAGE CLEANING	0.00	250.00	-250.00	0.00	250.00	-250.00	3,000
5186	EXTERMINATING	85.00	83.37	1.63	85.00	83.37	1.63	1,000
5280	TRASH REMOVAL	1,984.08	2,083.37	- 99.29	1,984.08	2,083.37	- 99.29	25,000
5511	CARPET CLEANING	0.00	333.37	-333.37	0.00	333.37	-333.37	4,000
5553	RECREATION EQUIPMENT REPAIRS	0.00	41.63	- 41.63	0.00	41.63	- 41.63	500
5799		20,665.79	13,299.89	7,365.90	20,665.79	13,299.89	7,365.90	159,600

SAFETY SERVICES

		CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5804	FIRE ALARMS - REPAIRS	1,362.39	541.63	820.76	1,362.39	541.63	820.76	6,500
5999		1,362.39	541.63	820.76	1,362.39	541.63	820.76	6,500

THE CLOISTERS OF GREENFIELD CONDOMINIUM CORP
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	0.00	2,500.00	-2,500.00	0.00	2,500.00	-2,500.00	30,000
6043 LANDSCAPE IMPROVEMENTS	0.00	375.00	-375.00	0.00	375.00	-375.00	4,500
6225 GARDEN CLUB EXPENSES	0.00	28.37	- 28.37	0.00	28.37	- 28.37	340
6240 TREE TRIM & REMOVAL	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000
6353 SNOW SERVICES	4,330.46	2,166.63	2,163.83	4,330.46	2,166.63	2,163.83	26,000
6599	4,330.46	5,236.63	-906.17	4,330.46	5,236.63	-906.17	62,840
PAYROLL							
6702 PAYROLL - MAINTENANCE	3,887.64	3,000.00	887.64	3,887.64	3,000.00	887.64	36,000
6703 PAYROLL - CLEANING	0.00	500.00	-500.00	0.00	500.00	-500.00	6,000
6704 PAYROLL TAXES - ALL	991.23	750.00	241.23	991.23	750.00	241.23	9,000
6899	4,878.87	4,250.00	628.87	4,878.87	4,250.00	628.87	51,000
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	277.14	2,083.37	-1,806.23	277.14	2,083.37	-1,806.23	25,000
7225 ATRIUM PLANTS	831.32	1,250.00	-418.68	831.32	1,250.00	-418.68	15,000
7899	1,108.46	3,333.37	-2,224.91	1,108.46	3,333.37	-2,224.91	40,000
UTILITIES							
7910 ELECTRIC	0.00	5,750.00	-5,750.00	0.00	5,750.00	-5,750.00	69,000

THE CLOISTERS OF GREENFIELD CONDOMINIUM CORP
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7920 WATER/SEWER	5,078.74	4,166.63	912.11	5,078.74	4,166.63	912.11	50,000
7960 GAS-BUILDING	6,666.63	6,666.63	0.00	6,666.63	6,666.63	0.00	80,000
7999	11,745.37	16,583.26	-4,837.89	11,745.37	16,583.26	-4,837.89	199,000
ADMINISTRATIVE							
8020 MANAGEMENT FEE	3,281.25	3,281.25	0.00	3,281.25	3,281.25	0.00	42,000
8034 ??? PLEASE REVIEW ???	22.36	0.00	22.36	22.36	0.00	22.36	0
8040 POSTAGE	117.66	0.00	117.66	117.66	0.00	117.66	0
8060 COPIES/PRINTING/SUPPLIES	188.60	200.00	- 11.40	188.60	200.00	- 11.40	2,400
8063 OFFICE SUPPLIES	0.00	50.00	- 50.00	0.00	50.00	- 50.00	600
8069 TECHNOLOGY FEE	25.00	0.00	25.00	25.00	0.00	25.00	0
8100 LEGAL EXPENSE	3,198.25	416.63	2,781.62	3,198.25	416.63	2,781.62	5,000
8161 TELEPHONE	260.59	250.00	10.59	260.59	250.00	10.59	3,000
8180 INCOME TAX	0.00	1,666.63	-1,666.63	0.00	1,666.63	-1,666.63	20,000
8190 MISCELLANEOUS ADMIN	15.07	83.37	- 68.30	15.07	83.37	- 68.30	1,000
8479	7,108.78	5,947.88	1,160.90	7,108.78	5,947.88	1,160.90	74,000
INSURANCE							
8481 PROPERTY INSURANCE	8,454.67	10,000.00	-1,545.33	8,454.67	10,000.00	-1,545.33	120,000
8499	8,454.67	10,000.00	-1,545.33	8,454.67	10,000.00	-1,545.33	120,000

REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
RESTRICTED TRANSFERS TO RESERVES							
9170 REPLACEMENT RESERVE	15,606.63	15,606.63	0.00	15,606.63	15,606.63	0.00	187,280
9299	15,606.63	15,606.63	0.00	15,606.63	15,606.63	0.00	187,280
SPECIAL ASSESSMENT							
9799	0.00	0.00	0.00	0.00	0.00	0.00	0
9980 TOTAL EXPENSES	75,261.42	74,799.29	462.13	75,261.42	74,799.29	462.13	900,220
9990 GAIN (LOSS)	4,960.24	219.08	(4,741.16)	4,960.24	219.08	(4,741.16)	- 0