065180 THE CLOISTERS OF GREENFIELD CONDOMINIUM CORP

Budget Worksheet

For the year beginning 01-01-26 and ending 12-31-26

COA	Description	9 Month Total	9 Month Budget	12 Month Projection	2025 Budget	Approved 2026 Budget
4000	**INCOME**					
4020	ASSESSMENTS - MONTHLY	671,085.00	671,085.00	894,780.00	894,780.00	$894,780.00
4040	SPECIAL ASSESSMENTS	2,250,000.00	0.00	3,000,000.00	0.00	$0.00
4051	GARAGE DOOR INCOME	50.00	0.00	67.00	0.00	$100.00
4060	LATE CHARGES	7,992.00	1,650.00	10,656.00	2,200.00	$2,200.00
4080	CLOSING FEES*	900.00	1,125.00	1,200.00	1,500.00	$2,000.00
4100	INTEREST - OPERATING	3,309.00	150.00	4,412.00	200.00	$200.00
4178	GARDEN CLUB INCOME	0.00	255.00	0.00	340.00	$340.00
4196	KEYS/ZONE VALVES	149.00	75.00	199.00	100.00	$200.00
4200	LAUNDRY INCOME	294.00	375.00	392.00	500.00	$400.00
4340	INTEREST - RESERVES	10,124.00	7,500.00	13,499.00	10,000.00	$10,000.00
4350	INTEREST ALLOC TO RESERVES	-10,124.00	-7,500.00	-13,499.00	-10,000.00	-$10,000.00
4980	**TOTAL INCOME**	**2,933,779.00**	**674,715.00**	**3,911,706.00**	**899,620.00**	**$900,220.00**
4990	**EXPENSES**					
5000	**BUILDING MAINTENANCE**					
5010	BUILDING MAINTENANCE	2,304.00	2,250.00	3,072.00	3,000.00	$3,000.00
5012	WINDOW CLEANING	0.00	0.00	0.00	0.00	$1,200.00
5020	ROOF REPAIRS	3,750.00	3,750.00	5,000.00	5,000.00	$5,000.00
5024	TUCKPOINTING	0.00	0.00	0.00	0.00	$20,000.00
5030	MAINTENANCE SUPPLIES	4,439.00	3,000.00	5,919.00	4,000.00	$5,000.00
5031	ICE MACHINE SERVICE	0.00	0.00	0.00	0.00	$500.00
5060	PLUMBING REPAIRS	19,302.00	15,000.00	25,736.00	20,000.00	$25,000.00
5080	ELECTRICAL REPAIRS	8,511.00	4,500.00	11,348.00	6,000.00	$8,000.00
5090	ELEVATOR MAINTENANCE	0.00	750.00	0.00	1,000.00	$1,000.00
5095	ELEVATOR CONTRACT	4,097.00	6,000.00	5,463.00	8,000.00	$8,000.00
5104	MAT SERVICE	1,819.00	1,800.00	2,425.00	2,400.00	$2,400.00
5105	BUILDING EXTERIOR	0.00	0.00	0.00	0.00	$20,000.00
5110	BUILDING CLEANING	0.00	3,000.00	0.00	4,000.00	$0.00
5111	GUTTER CLEANING	0.00	3,000.00	0.00	4,000.00	$4,000.00
5113	DRYER VENT CLEANING	0.00	3,750.00	0.00	5,000.00	$0.00
5155	HVAC MAINTENANCE CONTRACT	627.00	0.00	836.00	0.00	$0.00
5156	HVAC REPAIRS & SUPPLIES	17,518.00	30,000.00	23,357.00	40,000.00	$20,000.00
5162	GARAGE DOOR MAINTENANCE	1,493.00	2,250.00	1,991.00	3,000.00	$3,000.00
5171	GARAGE CLEANING	0.00	2,250.00	0.00	3,000.00	$3,000.00
5186	EXTERMINATING	733.00	750.00	977.00	1,000.00	$1,000.00
5280	TRASH REMOVAL	18,549.00	17,250.00	24,732.00	23,000.00	$25,000.00
5511	CARPET CLEANING	0.00	0.00	0.00	0.00	$4,000.00
5553	RECREATION EQUIPMENT REPAIRS	128.00	375.00	171.00	500.00	$500.00
5799		**83,270.00**	**99,675.00**	**111,027.00**	**132,900.00**	**$159,600.00**
5800	**SAFETY SERVICES**					
5804	FIRE ALARMS - REPAIRS	10,639.00	4,875.00	14,185.00	6,500.00	$6,500.00
5999		**10,639.00**	**4,875.00**	**14,185.00**	**6,500.00**	**$6,500.00**
6000	**GROUNDS MAINTENANCE**					
6040	CONTRACTED LAWN SERVICE	24,173.00	21,750.00	32,231.00	29,000.00	$30,000.00
6043	LANDSCAPE IMPROVEMENTS	884.00	3,375.00	1,179.00	4,500.00	$4,500.00
6225	GARDEN CLUB EXPENSES	0.00	255.00	0.00	340.00	$340.00
6240	TREE TRIM & REMOVAL	6,989.00	3,000.00	9,319.00	4,000.00	$2,000.00
6353	SNOW SERVICES	16,656.00	18,750.00	22,208.00	25,000.00	$26,000.00
6599		**48,702.00**	**47,130.00**	**64,937.00**	**62,840.00**	**$62,840.00**

6700 PAYROLL					
6702 PAYROLL - MAINTENANCE	23,917.00	23,250.00	31,889.00	31,000.00	$36,000.00
6703 PAYROLL - CLEANING	4,241.00	0.00	5,655.00	0.00	$6,000.00
6704 PAYROLL TAXES - ALL	15,889.00	6,750.00	21,185.00	9,000.00	$9,000.00
6899	**44,047.00**	**30,000.00**	**58,729.00**	**40,000.00**	**$51,000.00**
7000 POOL/CLUBHOUSE EXPENSES					
7040 CONTRACTED POOL SERVICE	19,998.00	11,250.00	26,664.00	15,000.00	$25,000.00
7225 ATRIUM PLANTS	10,657.00	9,000.00	14,209.00	12,000.00	$15,000.00
7899	**19,998.00**	**11,250.00**	**26,664.00**	**15,000.00**	**$40,000.00**
7900 UTILITIES					
7910 ELECTRIC	48,480.00	51,750.00	64,640.00	69,000.00	$69,000.00
7920 WATER/SEWER	37,187.00	36,000.00	49,583.00	48,000.00	$50,000.00
7960 GAS-BUILDING	33,039.00	67,500.00	44,052.00	90,000.00	$80,000.00
7999	**118,706.00**	**155,250.00**	**158,275.00**	**207,000.00**	**$199,000.00**
8000 ADMINISTRATIVE					
8020 MANAGEMENT FEE	28,906.00	30,225.00	38,541.00	40,300.00	$42,000.00
8040 POSTAGE	350.00	0.00	467.00	0.00	$0.00
8060 COPIES/PRINTING/SUPPLIES	1,821.00	1,500.00	2,428.00	2,000.00	$2,400.00
8063 OFFICE SUPPLIES	149.00	750.00	199.00	1,000.00	$600.00
8069 TECHNOLOGY FEE	225.00	0.00	300.00	0.00	$0.00
8080 CPA SERVICES	220.00	0.00	293.00	0.00	$0.00
8100 LEGAL EXPENSE	13,207.00	3,000.00	17,609.00	4,000.00	$5,000.00
8106 LEGAL EXPENSE - COLLECTIONS	1,897.00	0.00	2,529.00	0.00	$0.00
8161 TELEPHONE	2,314.00	2,250.00	3,085.00	3,000.00	$3,000.00
8180 INCOME TAX	7,861.00	0.00	10,481.00	0.00	$20,000.00
8190 MISCELLANEOUS ADMIN	225.00	2,625.00	300.00	3,500.00	$1,000.00
8479	**57,175.00**	**40,350.00**	**76,232.00**	**53,800.00**	**$74,000.00**
8480 INSURANCE					
8481 PROPERTY INSURANCE	68,121.00	78,750.00	90,828.00	105,000.00	$120,000.00
8499	**68,121.00**	**78,750.00**	**90,828.00**	**105,000.00**	**$120,000.00**
9000 RESTRICTED TRANSFERS TO RESERVES					
9170 REPLACEMENT RESERVE	198,435.00	198,435.00	264,580.00	264,580.00	$187,280.00
9710 SPECIAL- ROOF	3,000,000.00	0.00	4,000,000.00	0.00	$0.00
9799	**3,198,435.00**	**198,435.00**	**4,264,580.00**	**264,580.00**	**$187,280.00**
9980 TOTAL EXPENSES	**3,649,093.00**	**665,715.00**	**4,865,457.00**	**887,620.00**	**$900,220.00**
9990 NET GAIN (LOSS)	**-715,314.00**	**9,000.00**	**-953,751.00**	**12,000.00**	**$0.00**

Projected Reserve Expenses:

- Flatroofs (Replace/Repair)
- Parking Lot Repairs
- Stairwell Safety and Carpeting ($33,000)
- Patio Railings