

**Budget**  
**City Green Condominium**

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| 2026 BUDGET APPROVED - CITY GREEN |                                                        |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|-----------------------------------|--------------------------------------------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Number                            | Name                                                   | August 2025<br>YTD | 2025 Budget | 2026 Budget | January     | February    | March       | April       | May         | June        | July        | August      | September   | October     | November    | December    |
| 6000-0003                         | CONDO DUES INCOME                                      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 4053-0000                         | Utility Income - Water & Sewer                         | \$ 10,538          | \$ 16,352   | \$ 25,170   | \$0.00      | \$0.00      | \$6,292.50  | \$0.00      | \$0.00      | \$6,292.50  | \$0.00      | \$0.00      | \$6,292.50  | \$0.00      | \$0.00      | \$6,292.50  |
| 4055-0000                         | Association Fees @\$575/month                          | \$ 185,344         | \$ 277,200  | \$ 303,600  | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 | \$25,300.00 |
| 4065-0000                         | Capital Contribution                                   | \$ 2,010           | \$ -        | \$ 2,200    |             | \$1,100.00  |             |             |             |             |             | \$1,100.00  |             |             |             |             |
| 4199-9999                         | Total Income                                           | \$ 197,892         | \$ 293,552  | \$ 330,970  | \$25,300.00 | \$26,400.00 | \$31,592.50 | \$25,300.00 | \$25,300.00 | \$31,592.50 | \$25,300.00 | \$26,400.00 | \$31,592.50 | \$25,300.00 | \$25,300.00 | \$31,592.50 |
|                                   |                                                        |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 4200-0000                         | Other Income                                           |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 4203-0000                         | Cable Income                                           | \$ 2,860           | \$ 3,700    | \$ 3,800    |             | \$950.00    |             |             | \$950.00    |             |             | \$950.00    |             |             | \$950.00    |             |
| 4219-0000                         | Interest Income. Based on 2024 average Jan - September | \$ 3,219           | \$ 3,999    | \$ 4,500    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    | \$375.00    |
| 4221-0000                         | Miscellaneous Income                                   | \$ 675             | \$ -        | \$ 300      |             |             |             |             |             | \$300.00    |             |             |             |             |             |             |
| 4999-9999                         | Total Other Income                                     | \$ 6,753           | \$ 7,699    | \$ 8,600    | \$375.00    | \$1,325.00  | \$375.00    | \$375.00    | \$1,325.00  | \$675.00    | \$375.00    | \$1,325.00  | \$375.00    | \$375.00    | \$1,325.00  | \$375.00    |
| 4999-9999                         | Total Income                                           | \$ 204,645         | \$ 301,251  | \$ 339,570  | \$25,675.00 | \$27,725.00 | \$31,967.50 | \$25,675.00 | \$26,625.00 | \$32,267.50 | \$25,675.00 | \$27,725.00 | \$31,967.50 | \$25,675.00 | \$26,625.00 | \$31,967.50 |
|                                   |                                                        |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 7000-0002                         | EXPENSES                                               |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8010-0000                         | Janitorial Services                                    | \$ 14,605          | \$ 18,292   | \$ 22,600   | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.33  | \$1,883.37  |
| 8011-0000                         | Janitorial Miscellaneous                               | \$ 1,525           | \$ 1,700    | \$ 1,900    | \$0.00      | \$0.00      | \$475.00    | \$0.00      |             | \$475.00    | \$0.00      | \$0.00      | \$475.00    | \$0.00      | \$0.00      | \$475.00    |
| 8012-0000                         | Janitorial Supplies                                    | \$ 281             | \$ 500      | \$ 500      | \$0.00      | \$0.00      | \$125.00    | \$0.00      | \$0.00      | \$125.00    | \$0.00      | \$0.00      | \$125.00    | \$0.00      | \$0.00      | \$125.00    |
| 8113-0500                         | Total Janitorial                                       | \$ 16,411          | \$ 20,492   | \$ 25,000   | \$1,883.33  | \$1,883.33  | \$2,483.33  | \$1,883.33  | \$1,883.33  | \$2,483.33  | \$1,883.33  | \$1,883.33  | \$2,483.33  | \$1,883.33  | \$1,883.33  | \$2,483.37  |
|                                   |                                                        |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8113-9999                         | Other Janitorial                                       |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8115-0000                         | Window Washing                                         | \$ 3,660           | \$ 9,500    | \$ 8,500    | \$0.00      | \$0.00      | \$850.00    |             | \$0.00      | \$3,990.00  | \$0.00      | \$0.00      | \$0.00      | \$3,660.00  | \$0.00      | \$0.00      |
| 8116-0000                         | Carpet Cleaning                                        | \$ -               | \$ 520      | \$ 650      | \$0.00      | \$0.00      | \$0.00      | \$325.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$325.00    | \$0.00      | \$0.00      |
| 8117-0000                         | Mat Service                                            | \$ 2,297           | \$ 2,300    | \$ 3,400    | \$310.00    | \$310.00    | \$310.00    | \$310.00    | \$250.00    | \$250.00    | \$350.00    | \$350.00    | \$175.00    | \$175.00    | \$300.00    | \$310.00    |
| 8120-0000                         | Community Room                                         | \$ -               | \$ 80       | \$ 80       | \$0.00      | \$0.00      | \$20.00     | \$0.00      | \$0.00      | \$20.00     | \$0.00      | \$0.00      | \$20.00     | \$0.00      | \$0.00      | \$20.00     |
| 8135-9999                         | Total Other Janitorial                                 | \$ 5,957           | \$ 12,400   | \$ 12,630   | \$310.00    | \$310.00    | \$1,180.00  | \$635.00    | \$250.00    | \$4,260.00  | \$350.00    | \$350.00    | \$195.00    | \$4,160.00  | \$300.00    | \$330.00    |
|                                   |                                                        |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8136-0001                         | HVAC                                                   |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8142-0000                         | HVAC                                                   | \$ 2,534           | \$ 5,955    | \$ 3,500    | \$0.00      | \$0.00      | \$0.00      | \$1,000.00  | \$1,000.00  | \$300.00    | \$0.00      | \$0.00      | \$0.00      | \$1,000.00  | \$200.00    | \$0.00      |
| 8149-9999                         | Total HVAC                                             | \$ 2,534           | \$ 5,955    | \$ 3,500    | \$0.00      | \$0.00      | \$0.00      | \$1,000.00  | \$1,000.00  | \$300.00    | \$0.00      | \$0.00      | \$0.00      | \$1,000.00  | \$200.00    | \$0.00      |
|                                   |                                                        |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8160-0001                         | Repair & Maintenance                                   |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8171-0000                         | Trash Removal                                          | \$ 4,192           | \$ 5,500    | \$ 5,760    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    | \$480.00    |
| 8182-0000                         | Electrical Repairs                                     | \$ -               | \$ 80       | \$ 80       | \$20.00     | \$0.00      | \$0.00      | \$20.00     | \$0.00      | \$0.00      | \$20.00     | \$0.00      | \$0.00      | \$20.00     | \$0.00      | \$0.00      |
| 8195-0000                         | Key/Lock Repairs                                       | \$ 198             | \$ 120      | \$ 120      | \$20.00     | \$0.00      | \$20.00     | \$0.00      | \$20.00     | \$0.00      | \$20.00     | \$0.00      | \$20.00     | \$0.00      | \$20.00     | \$0.00      |
| 8198-0000                         | Light Fixtures/Supplies                                | \$ -               | \$ 100      | \$ 100      | \$25.00     | \$0.00      | \$0.00      | \$25.00     | \$0.00      | \$0.00      | \$25.00     | \$0.00      | \$0.00      | \$25.00     | \$0.00      | \$0.00      |
| 8200-0000                         | Maintenance Labor                                      | \$ 11,558          | \$ 17,000   | \$ 17,000   | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  | \$1,416.67  |
| 8202-0000                         | Maintenance Supplies                                   | \$ 26              | \$ 200      | \$ 200      | \$0.00      | \$0.00      | \$50.00     | \$0.00      | \$0.00      | \$0.00      | \$75.00     | \$0.00      | \$0.00      | \$0.00      | \$75.00     | \$0.00      |
| 8208-0000                         | Painting                                               | \$ -               | \$ -        | \$ -        | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      |
| 8211-0000                         | Parking Structure Repairs                              | \$ 581             | \$ 2,075    | \$ 1,500    | \$50.00     | \$975.00    | \$50.00     | \$50.00     | \$50.00     | \$50.00     | \$50.00     | \$50.00     | \$50.00     | \$25.00     | \$50.00     | \$50.00     |
| 8214-0000                         | Roof Repairs                                           | \$ 998             | \$ 1,000    | \$ 1,500    | \$0.00      | \$0.00      | \$500.00    | \$0.00      | \$0.00      | \$0.00      | \$500.00    | \$0.00      | \$0.00      | \$500.00    | \$0.00      | \$0.00      |
| 8215-0000                         | Plumbing Repairs                                       | \$ -               | \$ 200      | \$ 200      | \$0.00      | \$0.00      | \$0.00      | \$75.00     | \$0.00      | \$0.00      | \$75.00     |             | \$0.00      | \$0.00      | \$0.00      | \$50.00     |
| 8221-0000                         | Elevator Repairs & Maintenance                         | \$ 19,585          | \$ 16,541   | \$ 18,000   | \$3,700.00  | \$0.00      | \$0.00      | \$3,700.00  | \$1,500.00  | \$500.00    | \$3,700.00  | \$500.00    | \$0.00      | \$3,800.00  | \$600.00    | \$0.00      |
| 8222-0000                         | Landscape/Lawn Service                                 | \$ 6,645           | \$ 11,701   | \$ 11,000   | \$983.25    | \$983.25    | \$983.25    | \$943.00    | \$1,192.00  | \$943.00    | \$943.00    | \$943.00    | \$943.00    | \$1,200.25  | \$943.00    | \$0.00      |
| 8227-0000                         | Extermintating                                         | \$ 607             | \$ 400      | \$ 421      | \$221.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$200.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      |
| 8229-0000                         | Security                                               | \$ 3,630           | \$ 2,800    | \$ 4,158    | \$40.00     | \$40.00     | \$2,360.00  | \$40.00     | \$40.00     | \$40.00     | \$40.00     | \$40.00     | \$40.00     | \$40.00     | \$40.00     | \$40.00     |
| 8230-0000                         | Fire & Life Safety Contract                            | \$ -               | \$ 2,738    | \$ 2,500    | \$60.00     | \$60.00     | \$60.00     | \$60.00     | \$775.00    | \$412.00    | \$60.00     | \$683.00    | \$60.00     | \$60.00     | \$60.00     | \$150.00    |
| 8231-0000                         | Fire Alarm/Sprinklers                                  | \$ -               | \$ 500      | \$ 500      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$500.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      |
| 8232-0000                         | Snow Removal                                           | \$ 2,613           | \$ 6,400    | \$ 3,000    | \$420.00    | \$420.00    | \$420.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$875.00    | \$865.00    |
| 8240-0000                         | Building - General R&M                                 | \$ 1,307           | \$ 1,000    | \$ 1,650    | \$250.00    | \$100.00    | \$100.00    | \$250.00    | \$100.00    | \$100.00    | \$100.00    | \$250.00    | \$100.00    | \$100.00    | \$100.00    | \$100.00    |

| 2026 BUDGET APPROVED - CITY GREEN |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
|-----------------------------------|--------------------------------|------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--|
| Number                            |                                | Name | August 2025<br>YTD | 2025 Budget | 2026 Budget |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8249-9999                         | Total Repair & Maintenance     |      | \$ 51,941          | \$ 68,355   | \$ 67,689   | \$7,685.92  | \$4,474.92  | \$6,439.92  | \$7,059.67  | \$5,573.67  | \$4,441.67  | \$7,704.67  | \$4,362.67  | \$3,109.67  | \$7,666.92  | \$4,659.67  | \$3,151.67  |  |
|                                   |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8250-0001                         | Utilities                      |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8251-0000                         | Electricity                    |      | \$ 16,726          | \$ 22,000   | \$ 26,200   | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  | \$2,183.33  |  |
| 8253-0000                         | Water & Sewer                  |      | \$ 10,296          | \$ 17,864   | \$ 16,700   | \$4,100.00  | \$0.00      | \$0.00      | \$4,300.00  | \$0.00      | \$0.00      | \$4,300.00  | \$0.00      | \$0.00      | \$4,000.00  | \$0.00      | \$0.00      |  |
| 8254-0000                         | Gas                            |      | \$ 5,802           | \$ 6,178    | \$ 8,970    | \$850.00    | \$1,100.00  | \$800.00    | \$800.00    | \$700.00    | \$700.00    | \$700.00    | \$500.00    | \$500.00    | \$500.00    | \$800.00    | \$1,020.00  |  |
| 8259-9999                         | Total Utilities                |      | \$ 32,824          | \$ 46,042   | \$ 51,870   | \$7,133.33  | \$3,283.33  | \$2,983.33  | \$7,283.33  | \$2,883.33  | \$2,883.33  | \$7,183.33  | \$2,683.33  | \$2,683.33  | \$6,683.33  | \$2,983.33  | \$3,203.33  |  |
|                                   |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8260-0001                         | General & Administrative       |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8330-0000                         | Management Fees                |      | \$ 14,055          | \$ 21,087   | \$ 21,926   | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  | \$1,757.25  |  |
| 8340-0000                         | Office Supplies                |      | \$ 271             | \$ 35       | \$ 700      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$3.00      | \$2.00      |  |
| 8341-0000                         | Postage/Messenger              |      | \$ 398             | \$ 700      | \$ 40       | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     | \$58.33     |  |
| 8342-0000                         | Printing/Copying               |      | \$ 577             | \$ 1,150    | \$ 1,100    | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     | \$95.83     |  |
| 8346-0000                         | Accounting Fees                |      | \$ 205             | \$ 275      | \$ 250      | \$0.00      | \$0.00      | \$275.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      |  |
| 8347-0000                         | Professional Fees              |      | \$ 1,175           | \$ 1,000    | \$ 1,000    | \$0.00      | \$0.00      | \$500.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$500.00    | \$0.00      | \$0.00      | \$0.00      | \$0.00      |  |
| 8399-9999                         | Total General & Administrative |      | \$ 16,681          | \$ 24,247   | \$ 25,016   | \$1,914.42  | \$1,914.42  | \$2,689.42  | \$1,914.42  | \$1,914.42  | \$1,914.42  | \$1,914.42  | \$2,414.42  | \$1,914.42  | \$1,914.42  | \$1,914.42  | \$1,913.42  |  |
|                                   |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8400-0000                         | Other Expenses                 |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8425-0000                         | Fitness Center                 |      | \$ 53              | \$ 750      | \$ 500      | \$0.00      | \$150.00    | \$0.00      | \$0.00      | \$150.00    | \$0.00      | \$0.00      | \$100.00    | \$0.00      | \$0.00      | \$0.00      | \$100.00    |  |
| 8420-0010                         | Communications                 |      | \$ 324             | \$ 650      | \$ 325      |             |             | \$325.00    |             |             |             |             |             |             |             |             |             |  |
| 8459-9999                         | Total Other Expenses           |      | \$ 377             | \$ 1,400    | \$ 825      | \$0.00      | \$150.00    | \$325.00    | \$0.00      | \$150.00    | \$0.00      | \$0.00      | \$100.00    | \$0.00      | \$0.00      | \$0.00      | \$100.00    |  |
|                                   |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8460-0000                         | Insurance                      |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8461-0000                         | Insurance                      |      | \$ 20,588          | \$ 32,000   | \$ 35,000   | \$0.00      | \$8,250.00  | \$0.00      | \$0.00      | \$8,249.00  | \$0.00      | \$0.00      | \$9,244.00  | \$0.00      | \$0.00      | \$9,257.00  | \$0.00      |  |
| 8465-9999                         | Total Insurance                |      | \$ 20,588          | \$ 32,000   | \$ 35,000   | \$0.00      | \$8,250.00  | \$0.00      | \$0.00      | \$8,249.00  | \$0.00      | \$0.00      | \$9,244.00  | \$0.00      | \$0.00      | \$9,257.00  | \$0.00      |  |
|                                   |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8766-0000                         | TOTAL EXPENSES BEFORE RESERVE  |      | \$ 147,313         | \$ 210,891  | \$ 221,530  | \$18,927.00 | \$20,266.00 | \$16,101.00 | \$19,775.75 | \$21,903.75 | \$16,282.75 | \$19,035.75 | \$21,037.75 | \$10,385.75 | \$23,308.00 | \$21,197.75 | \$11,181.79 |  |
|                                   | NET INCOME                     |      | \$ 57,332          | \$ 90,360   | \$ 118,040  |             |             |             |             |             |             |             |             |             |             |             |             |  |
|                                   |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8767-0000                         | Reserve Contribution           |      | \$ 52,170          | \$ 90,360   | \$ 114,145  | \$8,412.12  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  | \$8,412.08  |  |
| 8820-9998                         | Total Non-Operating Expenses   |      | \$ 52,331          | \$ 90,360   | \$ 3,895    |             |             | \$3,895.00  |             |             |             |             |             |             |             |             |             |  |
|                                   |                                |      |                    |             |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| 8599-9999                         | Net Operating Income/(Loss)    |      | \$ 5,002           | \$ -        | \$ -        | -\$1,664.12 | -\$953.08   | \$7,454.42  | -\$2,512.83 | -\$3,690.83 | \$7,572.67  | -\$1,772.83 | -\$1,724.83 | \$13,169.67 | -\$6,045.08 | -\$2,984.83 | \$12,373.63 |  |