

2026 BUDGET DRAFT - CITY GREEN					
Account	Account	August			
Number	Name	YTD	2025 Budget	2026 Budget	Difference 2025 vs 2026
6000-0003	RENTAL INCOME				
4053-0000	Utility Income - Water & Sewer	\$10,538.28	\$16,352.00	\$25,170.00	\$ 8,818
	Water/Sewer Owner Contributions facilitated by Readings Plus. Based on Readings Plus actual billing registry per unit. YTD Forecasted				\$ -
4055-0000	Association Fees	\$185,344.25	\$277,200.00	\$303,600.00	\$ 26,400
	44 Units @ \$575, 2025 fee was \$525/month, 2024 fee was \$480/month, 2023 was \$455/month,				\$ -
4065-0000	Capital Contribution- based on 2 units being sold in 2026	\$2,010.00	\$0.00	\$2,200.00	\$ 2,200
4199-9999	Total Rental Income	\$197,892.53	\$293,552.00	\$330,970.00	\$ 37,418
4200-0000	Other Income				\$ -
4203-0000	Cable Income- based on 2025 income payments Aug YTD average	\$2,859.86	\$3,700.00	\$3,800.00	\$ 100
4219-0000	Interest Income. Based on 2025 Aug YTD divided by 8 x 12 months	\$3,218.58	\$3,999.00	\$4,500.00	\$ 501
4221-0000	Miscellaneous Income- Move out Fees, Key FOB's, Windshield Tags- based on \$25 per month	\$675.00	\$0.00	\$300.00	\$ 300
4999-9999	Total Other Income	\$6,753.44	\$7,699.00	\$8,600.00	\$ 901
4999-9999	Total Income		\$301,251.00	\$339,570.00	\$ 38,319
7000-0002	EXPENSES				
	Janitorial				\$ -
8010-0000	Janitorial Services	\$14,605.00	\$18,292.00	\$22,600.00	\$ 4,308
	Service 5 times per week (3 hours per day). Contracted with Shurclean. Shurclean confirmed new rate will be \$1,750 per month starting 1/1/26 2024 stairwells were cleaned \$1253				
8011-0000	Janitorial Miscellaneous	\$1,525.00	\$1,700.00	\$1,900.00	\$ 200
	2025 Garage Cleaning Cost- \$1,525, 2026 based on 5% increase plus addition of machine scrubbing fitness center and lobby floors				\$ -
8012-0000	Janitorial Supplies	\$281.13	\$500.00	\$500.00	\$ -
	Allowance for garbage bags, liners, soap, toilet paper, paper towels and gym sanitizer. Based on 2025				\$ -
8113-0500	Total Janitorial	\$16,411.13	\$20,492.00	\$25,000.00	\$ 4,508
8113-9999	Other Janitorial				\$ -
8115-0000	Window Washing	\$3,660.00	\$9,500.00	\$8,500.00	\$ (1,000)
	Central Wisconsin Window Cleaning -2 cleanings for building, spider spray in spring only (\$875). Entrance, club room in/out and exterior doors quarterly. Does not include balconies. Built in 3% increase				
8116-0000	Carpet Cleaning	\$0.00	\$520.00	\$650.00	\$ 130
	Allowance for common area hallway and community room cleaning in June by Shurclean - based on quote- will need to be done in 2026, did not get done in 2025				\$ -
8117-0000	Mat Service	\$2,297.40	\$2,300.00	\$3,400.00	\$ 1,100
	Allowance for bi-weekly mat service. 5 mats Jan-April and Nov-Dec., three mats May - Oct. Contracted with Packerland Rent A Mat. Based off of 2025 August YTD number divided by 8 x 12 months				\$ -
8120-0000	Community Room		\$80.00	\$80.00	\$ -
	Allowance for repairs and maintenance as needed. Assumed \$20/quarter based on 2023 & 2024 (note 2024 costs included new tables)				\$ -
8135-9999	Total Other Janitorial	\$5,957.40	\$12,400.00	\$12,630.00	\$ 230
8136-0001	HVAC				\$ -

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8142-0000	HVAC	\$2,534.00	\$5,955.00	\$3,500.00	\$ (2,455)
	Contingency for repairs, maintenance, batteries for tstats/remotes, dampers, pumps, etc.. \$2,555 was Spring/Fall PM 2025 proposal, based on 4% increase for 2026.				\$ -
	preventative maintenance on 11-condensing units, 10-ductless fan/coil unit, 3-roof exhaust fans, 1-garage exhaust fan, 2-gas fired unit heaters, 1-electric heat fan /coil unit. Includes air filters, lubricants, cleaning agents, belts, etc. per JM Brennan quote. 3 year contract begins in 2023 and increases by 3% each year. Budgeted in April & October . 2025 JM Brennan - \$2,658				\$ -
	Dryer vents cleaned in 2024 quote \$3,920 Estimated perform every ~5YR Air Quality Controllers				\$ -
8149-9999	Total HVAC	\$2,534.00	\$5,955.00	\$3,500.00	\$ (2,455)
8160-0001	Repair & Maintenance				\$ -
8171-0000	Trash Removal	\$4,192.00	\$5,500.00	\$5,760.00	\$ 260
	Pick up 2x per week, Tues./Fri. (per new 5 year contract) 11/2024 - 10/2026 (\$452), confirmed 5% increase will start 1/1/26				\$ -
8182-0000	Electrical Repairs	\$0.00	\$80.00	\$80.00	\$ -
	Contingency for common area electrical repair supplies.				\$ -
8195-0000	Key/Lock Repairs	\$198.00	\$120.00	\$120.00	\$ -
	Contingency for misc. lock/key/door hardware repairs.				\$ -
8198-0000	Light Fixtures/Supplies	\$0.00	\$100.00	\$100.00	\$ -
	\$25 budgeted quarterly for monthly for common area lighting replacements. i.e. ballasts, bulbs, fixtures, etc.				\$ -
8200-0000	Maintenance Labor	\$11,558.07	\$17,000.00	\$17,000.00	\$ -
	Founders 3 Onsite Maintenance technician (8 +/- hours per week, \$75 per hour, for 52 weeks) to include trash removal, garage leaf sweeping, property inspections, general building maintenance, vendor access, emergency calls. Aug YTD + Remaining Budget = \$17,226. There were additional maintenance costs this year due to dumpster moving that won't be there next year due to the dolly.				\$ -
8202-0000	Maintenance Supplies	\$26.45	\$200.00	\$200.00	\$ -
	Allowance for equipment, supplies in general.				\$ -
8208-0000	Painting	\$0.00	\$0.00	\$0.00	\$ -
8211-0000	Parking Structure Repairs	\$581.08	\$2,075.00	\$1,500.00	\$ (575)
	Contingency for garage door repairs and PM . New CO/NO2 detectors installed in 2023 and calibrated in 2024 (\$975) need to be calibrated in 2026				\$ -
8214-0000	Roof Repairs	\$998.08	\$1,000.00	\$1,500.00	\$ 500
	Cost to do yearly roof inspection and any needed repairs - \$907 in March for roof anchor visual inspection. Pull testing done in 2022 and required every 10 years.				\$ -
8215-0000	Plumbing Repairs	\$0.00	\$200.00	\$200.00	\$ -
8221-0000	Elevator Repairs & Maintenance	\$19,585.15	\$16,541.00	\$18,000.00	\$ 1,459
	\$3,563.73 per quarter in 2025, confirmed 4% increase to start 1/1/26. \$1,350 1/2025 service call, \$1,725 invoice 3/2025 stuck on 8th floor				\$ -
	\$568.96 in June for City Inspection				\$ -
8222-0000	Landscape/Lawn Service	\$6,644.92	\$11,701.00	\$11,000.00	\$ (701)
	\$983.25 per month landscape contract x 3 months= \$2,949.75, Sebert 2026 proposal \$7,544/ 8 months=\$943				\$ -
	May and October sprinkler startup/shut down (included in landscaping contract) (extra\$250 in May for contingent repairs)				\$ -

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8227-0000	Exterminating	\$607.23	\$400.00	\$421.00	\$ 21
	2x per year (May and August) Exterior Insect Maintenance, expect 5% increase, higher in 2025 because there was a July 2024 invoice that was never paid in 2024.				\$ -
8229-0000	Security	\$3,629.72	\$2,800.00	\$4,158.00	\$ 1,358
	Spectrum monthly invoice- was able to get new promo until October 2026 for \$114 per month. This promo is based on having the services in the promo deal.				\$ -
					\$ -
	Butterfly yearly subscription \$2,481.70 for 2025 - sent email to Butterfly regarding 2026 increase + \$300 contingency for repairs/updates, \$114x 12= \$1368 + Butterfly \$2,500= \$3,868 + \$300 repairs/updates = \$4,158				\$ -
8230-0000	Fire & Life Safety Contract	\$0.00	\$2,738.00	\$2,500.00	\$ (238)
	Allowance for repairs to fire/life/safety system/batteries, etc. \$200 budgeted in June				\$ -
	\$250 Budgeted in June for the annual inspection of 1 shared fire pump, 1 shared 8" double-check backflow preventer. Based on JF Ahern proposal				\$ -
	\$130 budgeted in December for annual fire extinguisher inspection by Action Fire and Alarm. Extinguisher recharging year maintenance due 2026 and due every 6 & 12 years.				\$ -
	\$400 per line for elevator monitoring (billed in November)				\$ -
	\$468.17 budgeted in December for City of Milwaukee Sprinkler/Standpipe				\$ -
	Annual fire alarm monitoring of fire system and intrusion alarms. Annual contract provided by Centec Security. Contract held by Apartments				\$ -
	Annual generator preventative maintenance. 1 Year Contract with Cummins N Power expires 9/2018 but is on auto renew. \$450 Budgeted in August. The apartment side of City Green handles preventative maintenance on a yearly basis				\$ -
8231-0000	Fire Alarm/Sprinklers	\$0.00	\$500.00	\$500.00	\$ -
	Annual Sprinkler inspection conducted in June. Controlled by apartment side				\$ -
	Allowance for repairs \$500. Budgeted in June				\$ -
8232-0000	Snow Removal	\$2,612.96	\$6,400.00	\$3,000.00	\$ (3,400)
	Ideal's contract is up 3/31/26 3 payments of \$366.67= \$1,100.01, Sebert Proposal is \$4,425 from 11/1-3/31, only budgeting for 2 months= \$737.50, budgeting for \$3,000 incase of ice storm or overage on inches				\$ -
8240-0000	Building - General R&M	\$1,307.26	\$1,000.00	\$1,650.00	\$ 650
	Allowance for un-expected items. Based on 2024 actual to budget, in 2024 and 2025 by August we were at \$1,600				\$ -
8249-9999	Total Repair & Maintenance	\$51,940.92	\$68,355.00	\$67,689.00	\$ (666)
8250-0001	Utilities				\$ -
8251-0000	Electricity	\$16,725.97	\$22,000.00	\$26,200.00	\$ 4,200
	Acct #s 0701446213-00003 and Fire Pump 0701446213-00001				\$ -
	WE Energies is seeking a 8.58% increase in 2026 on residential accounts Aug YTD + Remaining Budget = \$24,058 x 0.0858= \$26,122.18				\$ -
8253-0000	Water & Sewer	\$10,296.47	\$17,864.00	\$16,700.00	\$ (1,164)
	Condominiums pay 32% - Acct. #241-2033.300 & 241-2034.300				\$ -
	Includes \$242 each qtr for Readings Plus. Water/Sewer went up 7.56% from 2023 to 2024 and 6.49% from 2024 to 2025. I would assume at least a 6% increase for 2026. Aug YTD + Remaining Budget = \$14,762.47 x 0.06 = \$15, 648.21. Plus \$242 x 4= \$968				\$ -

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Number	Name	YTD	2025 Budget	2026 Budget	Difference 2025 vs 2026
8254-0000	Gas	\$5,801.81	\$6,178.00	\$8,970.00	\$ 2,792
	Acct #0709033831-00001 WE Energies seeking a 12.1% increase in 2026, Aug YTD + Remaining Budget = \$8,000.69 x 0.121				\$ -
8259-9999	Total Utilities	\$32,824.25	\$46,042.00	\$51,870.00	\$ 5,828
8260-0001	General & Administrative				\$ -
8330-0000	Management Fees	\$14,054.80	\$21,087.00	\$21,926.00	\$ 839
	2023 3% increase, current contract expires 12/31/25, new contract term starts with \$1,827.12 which is a 4% increase				\$ -
8340-0000	Office Supplies	\$271.41	\$35.00	\$700.00	\$ 665
	Answering Service(\$55 per month)				\$ -
8341-0000	Postage/Messenger	\$398.21	\$700.00	\$40.00	\$ (660)
	Postage				\$ -
8342-0000	Printing/Copying	\$576.52	\$1,150.00	\$1,100.00	\$ (50)
	Yardi License(\$32.03 per month), Avid Transaction Amount (\$1.10 each), AvidPay Transaction Fee(\$1 per transaction), Check Scan Fee(\$.50 per transaction)				\$ -
8346-0000	Accounting Fees	\$205.00	\$275.00	\$250.00	\$ (25)
	2025 Tax Preparation-\$250				\$ -
8347-0000	Professional Fees	\$1,175.00	\$1,000.00	\$1,000.00	\$ -
	Leak Reviews(LEI)				\$ -
8399-9999	Total General & Administrative	\$16,680.94	\$24,247.00	\$25,016.00	\$ 769
8400-0000	Other Expenses				\$ -
8420-0010	Communications	\$324.00	\$650.00	\$325.00	\$ (325)
	HOA Express Annual subscription fee, confirmed no increase in 2026				
8425-0000	Fitness Center	\$52.58	\$750.00	\$500.00	\$ (250)
	\$500 - Allowance for fitness equipment preventative maintenance and repairs.				
8459-9999	Total Other Expenses	\$376.58	\$1,400.00	\$825.00	\$ (575)
8460-0000	Insurance				\$ -
8461-0000	Insurance	\$20,588.00	\$32,000.00	\$35,000.00	\$ 3,000
	Package \$25,768, D&O \$1,325, Umbrella \$4,596. 2/1/26 payment: \$8,520, 5/1/26 payment: \$8,249, expect at least 10% in 2026				\$ -
8465-9999	Total Insurance	\$20,588.00	\$32,000.00	\$35,000.00	\$ 3,000
8475-9999	Total Operating Expenses	\$147,313.22	\$210,891.00	\$221,530.00	\$ 10,639
8599-9999	Net Operating Income/(Loss)	\$57,332.75	\$90,360.00	\$118,040.00	27,680
8600-0000	NON-OPERATING EXPENSES				
8755-0000	Legal Fees	\$6,492.50	\$0.00	\$0.00	
8764-0000	Income Taxes	\$1,872.14	\$0.00	\$0.00	
8768-0000	Reserve Interest	\$3,218.58	\$0.00	\$0.00	\$ -
8769-0000	Reserve Fund Expenses	\$56,712.07			\$ -
	Terrace/Parking Garage Water Leak				
8770-0000	Reserve Fund Transfer	-\$84,222.51	\$0.00	\$0.00	
8790-0002	Reserve Study			\$3,895.00	
	Building Reserves was who provided Reserve Study w/o inspection in 2023. They quoted \$3,895 with inspection for 2026.				
8820-9999	Total Non-Operating Expenses	\$52,330.72	\$90,360.00	\$3,895.00	\$ -
9999-9998	Net Income/(Loss)	\$5,002.03	\$0.00	\$0.00	\$ 27,680

2026 BUDGET APPROVED - CITY GREEN																	
Number	Name	August 2025 YTD	2025 Budget	2026 Budget													
6000-0003	CONDO DUES INCOME				January	February	March	April	May	June	July	August	September	October	November	December	
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	\$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	\$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	\$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	\$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	\$1,883.33	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00
8229-0000	Security	\$ 3,630	\$ 2,800	\$ 4,154	\$114.00	\$114.00	\$2,500.00	\$114.00	\$114.00	\$214.00	\$114.00	\$214.00	\$114.00	\$114.00	\$214.00	\$214.00	\$214.00
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	\$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	\$100.00
8249-9999	Total Repair & Maintenance	\$ 51,941	\$ 68,355	\$ 67,685	\$7,759.92	\$4,548.92	\$6,579.92	\$7,133.67	\$5,647.67	\$4,615.67	\$7,778.67	\$4,536.67	\$3,183.67	\$7,740.92	\$4,833.67	\$3,325.67	
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	\$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	\$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	

2026 BUDGET APPROVED - CITY GREEN

Number	Name	August 2025 YTD	2025 Budget	2026 Budget												
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	\$1,827.20	\$1,827.20	\$1,827.16	\$1,827.16	\$1,827.16	\$1,827.16	\$1,827.16	\$1,827.16	\$1,827.16	\$1,827.16	\$1,827.16	\$1,827.16
8340-0000	Office Supplies	\$ 271	\$ 35	\$ 700	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.37	\$58.33	\$58.33
8341-0000	Postage/Messenger	\$ 398	\$ 700	\$ 40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40	\$3.40
8342-0000	Printing/Copying	\$ 577	\$ 1,150	\$ 1,100	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.70
8346-0000	Accounting Fees	\$ 205	\$ 275	\$ 250	\$0.00	\$0.00	\$250.00	\$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	\$1,980.59	\$1,980.59	\$2,730.55	\$1,980.55	\$1,980.55	\$1,980.55	\$1,980.55	\$2,480.55	\$1,980.59	\$1,980.55	\$1,980.59	\$1,980.59
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	\$ 221,526	\$19,067.17	\$20,406.17	\$16,282.13	\$19,915.88	\$22,043.88	\$16,522.88	\$19,175.88	\$21,277.88	\$10,525.92	\$23,448.13	\$21,437.92	\$11,422.96
	NET INCOME	\$ 57,332	\$ 90,360	\$ 118,044												
8767-0000	Reserve Contribution	\$ 52,170	\$ 90,360	\$ 114,145	\$9,513.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00	\$9,512.00
8820-9998	Total Non-Operating Expenses	\$ 52,331	\$ 90,360	\$ 3,895	\$3,895.00											
8599-9999	Net Operating Income/(Loss)	\$ 5,002	\$ -	\$ -	-\$2,905.17	-\$2,193.17	\$6,173.37	-\$3,752.88	-\$4,930.88	\$6,232.62	-\$3,012.88	-\$3,064.88	\$11,929.58	-\$7,285.13	-\$4,324.92	\$11,032.54