Glenview 2026 Budget

			$375.00
	2025 YTD	**2025 Budget**	**2026 Budget**
INCOME			
4500 Condo Fees	$99,254.00	$115,248.00	$126,000.00
4545 Interest Income	$15.60	$500.00	$500.00
4600 Miscellaneous Income	$1,148.55	$0.00	$0.00
4700 Less: Amount to Reserve	-$12,980.00	-$10,000.00	-$10,453.00
TOTAL INCOME	**$87,438.15**	**$105,748.00**	**$116,047.00**
EXPENSES			
MAINTENANCE EXPENSE			
6200 General Maintenance & Repairs	$18,304.44	$11,000.00	$12,000.00
6215 Dryer Vent Cleaning	$0.00	$1,500.00	$1,400.00
6220 Janitorial	$11,046.99	$7,500.00	$8,000.00
6230 Garage Door	$835.00	$1,000.00	$2,000.00
6240 Hot Water Heater	$2,452.69	$3,000.00	$3,500.00
6250 Elevator Inspection & Repair	$5,352.98	$5,000.00	$5,000.00
6255 Fire Equip/Life Safety	$2,006.81	$750.00	$1,200.00
6260 Landscape Maintenance	$6,707.71	$5,000.00	$8,700.00
6265 Landscape Improvement	$7,202.94	$1,500.00	$1,500.00
6310 Miscellaneous	$288.00	$0.00	$0.00
TOTAL MAINTENANCE	**$54,197.56**	**$36,250.00**	**$43,300.00**
CONTRACT EXPENSE			
7115 Insurance	$10,485.00	15,000.00	20,000.00
7120 Management	$10,685.00	11,772.00	12,672.00
7125 Phone/Internet	$1,380.88	2,000.00	2,300.00
7130 Electric/Gas	$8,011.19	8,000.00	8,000.00
7140 Trash Removal	$5,699.96	6,500.00	6,500.00
7145 Snow Removal	$1,400.00	4,000.00	5,000.00
7160 Water & Sewer	$14,719.93	14,000.00	15,000.00
7165 Water Softening Equip / Supply	$0.00	0	0
7180 Income Tax	$281.25	400	0
TOTAL CONTRACT	**$52,663.21**	**61,672.00**	**69,472.00**
ADMINISTRATIVE Expense			
7410 Legal / Collection	$44,028.79	7,276.00	2,000.00
7425 Supplies	$0.00	400.00	750.00
7430 Postage/Copies	$166.84	50.00	100.00
7500 Accounting		0.00	400.00
7620 Taxes / Licenses / Permits	$25.00	100.00	25.00
7640 Social/Mtg/Gifts	$700.00	0.00	0.00
ADMINISTRATIVE EXPENSE TOTAL	**$44,920.63**	**7,826.00**	**3,275.00**
TOTAL EXPENSE	**151,781.40**	**105,748.00**	**116,047.00**
Net Income	**-$64,343.25**	**$0.00**	**$0.00**
9000 Capitol Repairs	$39,521.50	$7,000.00	$7,000.00
9010 Reserve Allocation	-$12,980.00	-$10,000.00	-$10,453.00
RESERVE EXPENSE TOTAL	26,541.50	-3,000.00	-3,453.00

Glenview Condominium Association, Inc
2025 Budget

Income

Account	2024 Yearly Budget	2025 Yearly Budget	
4500 Condo Fees	$110,880.00	$115,248.00	28 X $343
4545 Interest Income	$0.00	$500.00	
4600 Miscellaneous Income	$300.00	$0.00	
4700 LESS: Amount to Reserve	($14,160.00)	($10,000.00)	
Income Total	**$97,020.00**	$105,748.00	
Total	**$97,020.00**	**$105,748.00**	

Expense

Account	Yearly Budget	Yearly Budget 2025
6200 General Maintenance & Re	$11,100.00	$11,000.00
6215 Dryer Vent Cleaning	$1,500.00	$1,500.00
6220 Janitorial	$6,000.00	$7,500.00
6230 Garage Door	$500.00	$1,000.00
6240 Hot Water Heater	$1,500.00	$3,000.00
6250 Elevator Inspection & Repai	$5,000.00	$5,000.00
6255 Fire Equip/Life Safety	$600.00	$750.00
6260 Landscape Maintenance	$5,600.00	$5,000.00
6265 Landscape Improvements	$1,500.00	$1,500.00
Maintenance Expense Total	**$33,300.00**	**$36,250.00**
7115 Insurance	$11,640.00	$15,000.00
7120 Management	$10,900.00	$11,772.00
7125 Phone/Internet	$1,600.00	$2,000.00
7130 Electricity/Gas	$9,000.00	$8,000.00
7140 Trash Removal	$6,000.00	$6,500.00
7145 Snow Removal	$3,000.00	$4,000.00
7160 Water & Sewer	$13,430.00	$14,000.00
7165 Water Softening Equip/Supp	$3,200.00	$0.00
7180 Income Tax	$350.00	$400.00
Contract Expense Total	**$59,120.00**	**$61,672.00**
7410 Legal / Collection	$4,000.00	$7,276.00
7420 Tenant Turnover Expense	$100.00	$0.00
7425 Supplies	$400.00	$400.00
7430 Postage/Copies	$0.00	$50.00
7620 Taxes / Licenses / Permits	$100.00	$100.00
Administrative Expense Total	**$4,600.00**	**$7,826.00**
9000 CAPITAL REPAIRS	$20,000.00	$7,000.00
9010 RESERVE ALLOCATION INCO	($14,160.00)	($10,000.00)
Reserve Expense Total	**$5,840.00**	($3,000.00)
Total	**$102,860.00**	**$0.00**
Net Income	**($5,840.00)**	**$0.00**

Financial Package

Mike & Mike's Management

Glenview Condominium Association, Inc

Wednesday, February 4, 2026

Glenview Condominium Association, Inc

Run Date: 02/04/2026
Run Time: 02:28 PM

BALANCE SHEET

As of: 01/31/2026

Assets

Account #	Account Name	Total
1110	Landmark Checking	$5.00
1114	Operating Account	$40,251.81
1115	Reserve Account	$29,213.59
1126	Landmark CD Account 2	$20,372.49
1125	Landmark CD Account 1	$10,579.24
	TOTAL ASSETS	$100,422.13

Liabilities

Account #	Account Name	Total
2210	Prepaid Condo Fees	$3,029.34
	TOTAL LIABILITIES	$3,029.34

Equity

Account #	Account Name	Total
3800	Retained Earnings	$100,896.43
	Current Year Net Income/(Loss)	($3,503.64)
	TOTAL EQUITY	$97,392.79
	TOTAL LIABILITIES AND EQUITY	$100,422.13

Run Date: 02/04/2026
Run Time: 02:28 PM

Glenview Condominium Association, Inc

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account #	Account Name	Total
Income		
4500	Condo Fees	$10,856.00
4545	Interest Income	$2.37
4700	LESS: Amount to Reserve	($871.08)
Income Total:		**$9,987.29**
Total Income:		**$9,987.29**

Expense

Account #	Account Name	Total
Maintenance Expense		
6200	General Maintenance & Repairs	$280.59
6220	Janitorial	$750.00
6250	Elevator Inspection & Repair	$814.05
Maintenance Expense Total:		**$1,844.64**
Contract Expense		
7115	Insurance	$1,501.58
7120	Management	$1,056.00
7125	Phone/Internet	$143.72
7130	Electricity/Gas	$1,156.03
7140	Trash Removal	$638.18
7145	Snow Removal	$700.00
7160	Water & Sewer	$6,880.48
Contract Expense Total:		**$12,075.99**
Administrative Expense		
7410	Legal / Collection	$441.38
Administrative Expense Total:		**$441.38**
Reserve Expense		
9010	RESERVE ALLOCATION INCOME	($871.08)
Reserve Expense Total:		**($871.08)**
Total Expenses:		**$13,490.93**

Net Income	**($3,503.64)**

Run Date: 02/04/2026
Run Time: 02:28 PM

Glenview Condominium Association, Inc

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4500 Condo Fees	10,856.00	10,500.00	356.00	10,856.00	10,500.00	356.00	126,000.00
4545 Interest Income	2.37	41.66	(39.29)	2.37	41.66	(39.29)	500.00
4700 LESS: Amount to Reserve	(871.08)	(871.08)	0.00	(871.08)	(871.08)	0.00	(10,453.00)
Income Total	**9,987.29**	**9,670.58**	**316.71**	**9,987.29**	**9,670.58**	**316.71**	**116,047.00**
Total Income	**9,987.29**	**9,670.58**	**316.71**	**9,987.29**	**9,670.58**	**316.71**	**116,047.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Expense							
6200 General Maintenance & Repairs	280.59	1,000.00	719.41	280.59	1,000.00	719.41	12,000.00
6215 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
6220 Janitorial	750.00	666.67	(83.33)	750.00	666.67	(83.33)	8,000.00
6230 Garage Door	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6240 Hot Water Heater	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
6250 Elevator Inspection & Repair	814.05	416.67	(397.38)	814.05	416.67	(397.38)	5,000.00
6255 Fire Equip/Life Safety	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
6260 Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	8,700.00
6265 Landscape Improvements	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Maintenance Expense Total	**1,844.64**	**2,183.34**	**338.70**	**1,844.64**	**2,183.34**	**338.70**	**43,300.00**
Contract Expense							
7115 Insurance	1,501.58	1,666.67	165.09	1,501.58	1,666.67	165.09	20,000.00
7120 Management	1,056.00	1,056.00	0.00	1,056.00	1,056.00	0.00	12,672.00
7125 Phone/Internet	143.72	191.67	47.95	143.72	191.67	47.95	2,300.00
7130 Electricity/Gas	1,156.03	666.66	(489.37)	1,156.03	666.66	(489.37)	8,000.00
7140 Trash Removal	638.18	541.66	(96.52)	638.18	541.66	(96.52)	6,500.00
7145 Snow Removal	700.00	1,000.00	300.00	700.00	1,000.00	300.00	5,000.00
7160 Water & Sewer	6,880.48	1,250.00	(5,630.48)	6,880.48	1,250.00	(5,630.48)	15,000.00
7165 Water Softening Equip/Suppl	0.00	266.67	266.67	0.00	266.67	266.67	3,200.00
7180 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Contract Expense Total	**12,075.99**	**6,639.33**	**(5,436.66)**	**12,075.99**	**6,639.33**	**(5,436.66)**	**73,072.00**
Administrative Expense							
7410 Legal / Collection	441.38	166.67	(274.71)	441.38	166.67	(274.71)	2,000.00
7415 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	400.00
7425 Supplies	0.00	62.50	62.50	0.00	62.50	62.50	750.00
7430 Postage/Copies	0.00	8.33	8.33	0.00	8.33	8.33	100.00
7620 Taxes / Licenses / Permits	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Administrative Expense Total	**441.38**	**237.50**	**(203.88)**	**441.38**	**237.50**	**(203.88)**	**3,275.00**
Reserve Expense							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
9000 CAPITAL REPAIRS	0.00	583.33	583.33	0.00	583.33	583.33	7,000.00
9010 RESERVE ALLOCATION INCOME	(871.08)	(871.08)	0.00	(871.08)	(871.08)	0.00	(10,453.00)
Reserve Expense Total	**(871.08)**	**(287.75)**	**583.33**	**(871.08)**	**(287.75)**	**583.33**	**(3,453.00)**
Total Expense	**13,490.93**	**8,772.42**	**(4,718.51)**	**13,490.93**	**8,772.42**	**(4,718.51)**	**116,194.00**

Net Income	**(3,503.64)**	**898.16**	**(4,401.80)**	**(3,503.64)**	**898.16**	**(4,401.80)**	**(147.00)**