GREEN RIDGE CONDOMINIUM ASSOCIATION

2026 BUDGET

		2025 BUDGET		2026 BUDGET
INCOME				
4020 - Association Fees	$	1,301,496.00	$	1,482,936.00
4030 - Special Assessment ($540)	$	235,200.00	$	181,440.00
4100 - Late Fee Income	$	1,500.00	$	1,500.00
4400 - Transfer Fee Income	$	8,000.00	$	8,000.00
4430 - Recreation Center Reservations	$	4,000.00	$	4,000.00
4500 - Interest Income	$	1,000.00	$	1,000.00
TOTAL INCOME	**$**	**1,551,196.00**	**$**	**1,678,876.00**
EXPENSES				
BUILDING AND GROUNDS MAINTENANCE				
6310 - Repairs & Maintenance - Asphalt/Conc	$	55,000.00	$	60,000.00
6320 - Repairs & Maintenance - Buildings	$	90,000.00	$	90,000.00
6322 - Repairs & Maintenance - Painting	$	25,000.00	$	25,000.00
6323 - Repairs & Maintenance - Fences	$	18,000.00	$	18,000.00
6321 - Repairs & Maintenance - Balconies	$	115,000.00	$	115,000.00
6325 - Repairs & Maintenance - Roofs	$	90,000.00	$	110,000.00
6328 - Repairs & Maintenance - Siding/Gutters	$	112,000.00	$	140,000.00
6324 - Repairs & Maintenance - Gutter Cleaning	$	-	$	20,000.00
6330 - Repairs & Maintenance - Ponds	$	12,000.00	$	6,000.00
6340 - Repairs & Maint - Grounds Contract	$	72,500.00	$	72,500.00
6350 - Repairs & Maint - Grounds Misc	$	15,000.00	$	15,000.00
6355 - Repairs & Maint - Tree Maint	$	10,000.00	$	15,000.00
6360 - Repairs & Maint - Snow Removal	$	63,000.00	$	63,000.00
6390 - Pest Control	$	4,200.00	$	4,200.00
6400 - Area Lighting	$	6,800.00	$	6,800.00
6410 - Water	$	82,000.00	$	82,000.00
6420 - Sewer	$	163,000.00	$	165,000.00
6430 - Insurance	$	270,000.00	$	305,000.00
PROFESSIONAL AND OFFICE	.			
6710 - Professional Fees - Accounting	$	500.00	$	500.00
6720 - Professional Fees - Management	$	86,000.00	$	88,376.00
6730 - Professional Fees - Legal	$	3,200.00	$	3,200.00
6740 - Office Services	$	4,000.00	$	4,000.00
RECREATION CENTER				
6010 - Recreation Center Maintenance	$	15,000.00	$	15,000.00
6020 - Swimming Pool Maintenace	$	31,000.00	$	31,000.00
6030 - License and Permits	$	450.00	$	500.00
6040 - Telephone	$	3,000.00	$	3,000.00
6050 - Heat	$	17,500.00	$	12,000.00
6060 - Electricity	$	19,800.00	$	18,000.00
6080 - Janitorial Services	$	12,000.00	$	17,000.00
6100 - Property Taxes	$	500.00	$	500.00
6090 - Water and Sewer-Rec Center	$	2,750.00	$	3,300.00
SUB TOTAL	**$**	**1,399,200.00**	**$**	**1,508,876.00**
RESERVES				
6910 - Transfer to Reserves-Asphalt/Concrete	$	12,000.00	$	18,000.00
6930 - Transfer to Reserves-Siding	$	50,000.00	$	60,000.00
6940 - Transfer to Reserves-Pool	$	1,500.00	$	2,500.00
6950 - Transfer to Reserves-Pond	$	1,500.00	$	2,500.00
6970 - Transfer to Reserves-Roofs	$	44,996.00	$	45,000.00
6980 - Transfer to Reserves-Rec Ctr Improvements	$	42,000.00 h	$	42,000.00
SUB TOTAL	**$**	**151,996.00**	**$**	**170,000.00**
TOTAL EXPENSES	**$**	**1,551,196.00**	**$**	**1,678,876.00**
NET SURPLUS/DEFICIT	**$**	**-**	**$**	**-**

2026 -237 units @$370, 92 units @$363 & 7 units @$356 + $540 SA

a.) Increased to based on historical spending and needs of the property

b.) Budgeting for two building roofs and two to three garage roofs in 2026

c.) Budgeting to side two buildings in 2026

d.) New budget item to account for annual cleaning of gutters

e.) Reduced to pond maintenance spending only. Moving the anticipated cost of two Aerators in 2026 to a capital expense

f.) Increased for more regular pruning and trimming of trees

g.) Increased based on historical spending

h.) Insurance increase will be less than 20%, currently projected at 13%

i.) Management contract increased 3%

j.) Increased based on historical spending

k.) Lowered based on historical spending

l.) Lowered based on historical spending

m.) Contractor rate increased

n.) Increased based on historical spending

GREEN RIDGE CONDOMINIUM ASSOCIATION

2026 BUDGET - RATE PER UNIT PER MONTH

	2025 BUDGET	2026 BUDGET
INCOME		
4020 - Association Fees	$ 322.79	$ 367.79
4030 - Special Assessment ($540)	$ 58.33	$ 45.00
4100 - Late Fee Income	$ 0.37	$ 0.37
4400 - Transfer Fee Income	$ 1.98	$ 1.98
4200 - Recreation Center Reservations	$ 0.99	$ 0.99
4500 - Interest Income	$ 0.25	$ 0.25
TOTAL INCOME	**$ 384.72**	**$ 416.39**
EXPENSES		
BUILDING AND GROUNDS MAINTENANCE		
6310 - Repairs & Maintenance - Asphalt/Conc	$ 13.64	$ 14.88
6320 - Repairs & Maintenance - Buildings	$ 22.32	$ 22.32
6322 - Repairs & Maintenance - Painting	$ 6.20	$ 6.20
6323 - Repairs & Maintenance - Fences	$ 4.46	$ 4.46
6320 - Repairs & Maintenance - Balconies	$ 28.52	$ 28.52
6325 - Repairs & Maintenance - Roofs	$ 22.32	$ 27.28
6328 - Repairs & Maintenance - Siding/Gutters	$ 27.78	$ 34.72
6324 - Repairs & Maintenance - Gutter Cleaning	$ -	$ 4.96
6330 - Repairs & Maintenance - Ponds	$ 2.98	$ 1.49
6340 - Repairs & Maint - Grounds Contract	$ 17.98	$ 17.98
6350 - Repairs & Maint - Grounds Misc	$ 3.72	$ 3.72
6350 - Repairs & Maint - Tree Maint	$ 2.48	$ 3.72
6360 - Repairs & Maint - Snow Removal	$ 15.63	$ 15.63
6390 - Pest Control	$ 1.04	$ 1.04
6400 - Area Lighting	$ 1.69	$ 1.69
6410 - Water	$ 20.34	$ 20.34
6420 - Sewer	$ 40.43	$ 40.92
6430 - Insurance	$ 66.96	$ 75.64
PROFESSIONAL AND OFFICE		
6710 - Professional Fees - Accounting	$ 0.12	$ 0.12
6720 - Professional Fees - Management	$ 21.33	$ 21.92
6730 - Professional Fees - Legal	$ 0.79	$ 0.79
6740 - Office Supplies	$ 0.99	$ 0.99
RECREATION CENTER		
6010 - Recreation Center Maintenance	$ 3.72	$ 3.72
6020 - Swimming Pool Maintenace	$ 7.69	$ 7.69
6030 - License and Permits	$ 0.11	$ 0.12
6040 - Telephone	$ 0.74	$ 0.74
6050 - Heat	$ 4.34	$ 2.98
6060 - Electricity	$ 4.91	$ 4.46
6080 - Janitorial Services	$ 2.98	$ 4.22
6100 - Property Taxes	$ 0.12	$ 0.12
6090 - Water and Sewer-Rec Center	$ 0.68	$ 0.82
RESERVES		
6910 - Transfer to Reserves-Asphalt/Concrete	$ 2.98	$ 4.46
6930 - Transfer to Reserves-Siding	$ 12.40	$ 14.88
6940 - Transfer to Reserves-Pool	$ 0.37	$ 0.62
6950 - Transfer to Reserves-Pond	$ 0.37	$ 0.62
6970 - Transfer to Reserves-Roofs	$ 11.16	$ 11.16
6980 - Transfer to Reserves-Rec Ctr Improvements	$ 10.42	$ 10.42
TOTAL EXPENSES	**$ 384.72**	**$ 416.39**
NET SURPLUS/DEFICIT	$ -	$ -

2026 Six Month Statement - Budget Comparison

Properties: Green Ridge Condominiums, Inc. - 6939 Mariner Dr. Racine, WI 53406
As of: Jun 2026
Additional Account Types: None
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
	Income			
4020	Monthly Assessments	725,514.82	1,482,936.00	-15,953.18
4030	Special Assessment Income	172,062.51	181,440.00	-9,377.49
4050	Transfer from Reserves	9,600.50	0.00	9,600.50
4100	Late Fee Income	1,397.00	1,500.00	647.00
4300	Association Fines	848.00	0.00	848.00
4400	Transfer Fee Income	13,000.00	8,000.00	8,999.98
4410	Miscellaneous Fees Income	177.22	0.00	177.22
4430	Recreation Center Reservations	3,350.00	4,000.00	1,349.98
4500	Interest Income	999.23	1,000.00	499.21
	Total Operating Income	**926,949.28**	**1,678,876.00**	**-3,208.78**
	Expense			
6000	**RECREATION CENTER**			
6010	Recreation Center Maintenance	4,876.36	15,000.00	2,623.64
6020	Swimming Pool Maintenace	23,801.26	31,000.00	-8,301.24
6030	License and Permits	0.00	500.00	500.00
6040	Telephone	1,578.37	3,000.00	-78.37
6050	Heat	9,965.37	12,000.00	-3,965.37
6060	Electricity	7,055.54	18,000.00	1,944.46
6080	Janitorial Services	7,500.00	17,000.00	1,000.02
6090	Water and Sewer-Rec Center	3,441.94	3,300.00	-1,791.94
6100	Property Taxes	0.00	500.00	0.00
	Total RECREATION CENTER	**58,218.84**	**100,300.00**	**-8,068.80**
6300	**BUILDING AND GROUNDS MAINTENANCE**			
6310	Repairs & Maintenance - Asphalt & Concrete	0.00	60,000.00	30,000.00
6320	Repairs & Maintenance - Buildings	36,288.20	90,000.00	8,711.80
6321	Repairs & Maintenance - Balconies	0.00	115,000.00	38,333.33
6322	Repairs & Maintenance - Painting	0.00	25,000.00	12,500.00
6323	Repairs & Maintenance - Fences	0.00	18,000.00	9,000.00
6324	Repairs & Maintenance - Gutter Cleaning	4,600.00	20,000.00	-4,600.00
6325	Capital Expenditures - Roofs	0.00	110,000.00	55,000.00
6328	Capital Expenditures - Siding	0.00	140,000.00	0.00
6330	Repairs & Maintenance - Ponds	293.06	6,000.00	5,706.94
6340	Repairs & Maint - Grounds Contract	29,512.89	72,500.00	1,558.53
6350	Repairs & Maint - Grounds Misc	3,146.01	15,000.00	3,282.54
6355	Repairs & Maint - Grounds Maint Trees	1,090.88	15,000.00	6,409.12
6360	Repairs & Maint - Snow Removal	78,197.50	63,000.00	-27,197.50
6390	Pest Control	700.00	4,200.00	1,400.00
6400	Area Lighting	3,447.90	6,800.00	-47.88
6410	Water	36,548.88	82,000.00	4,451.12

2026 Six Month Statement - Budget Comparison

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
6420	Sewer	82,331.00	165,000.00	169.00
6430	Insurance	235,397.39	305,000.00	-16,178.59
	Total BUILDING AND GROUNDS MAINTENANCE	**511,553.71**	**1,312,500.00**	**128,498.41**
6700	**PROFESSIONAL AND OFFICE EXPENSES**			
6710	Professional Fees - Accounting	340.00	500.00	160.00
6720	Professional Fees - Management	43,906.08	88,376.00	281.94
6730	Professional Fees - Legal	0.00	3,200.00	1,600.02
6731	Professional Fees - Collections	5,834.02	0.00	-5,834.02
6740	Office Services	3,057.78	4,000.00	-1,057.76
6760	Income Taxes	353.00	0.00	-353.00
	Total PROFESSIONAL AND OFFICE EXPENSES	**53,490.88**	**96,076.00**	**-5,202.82**
6900	**RESERVES CONTRIBUTIONS**			
6910	Transfer to Reserves-Asphalt	9,000.00	18,000.00	0.00
6930	Transfer to Reserves-Siding	30,000.00	60,000.00	0.00
6940	Transfer to Reserves-Pool	1,249.98	2,500.00	0.00
6950	Transfer to Reserves-Pond	1,249.98	2,500.00	0.00
6970	Transfer to Reserves-Roofs	22,500.00	45,000.00	0.00
6980	Transfer to Reserves-Rec Ctr Improvements	21,000.00	42,000.00	0.00
	Total RESERVES CONTRIBUTIONS	**84,999.96**	**170,000.00**	**0.00**
	Total Operating Expense	**708,263.39**	**1,678,876.00**	**115,226.79**
	Total Operating Income	926,949.28	1,678,876.00	-3,208.78
	Total Operating Expense	708,263.39	1,678,876.00	115,226.79
	NOI - Net Operating Income	**218,685.89**	**0.00**	**112,018.01**
	Total Income	926,949.28	1,678,876.00	-3,208.78
	Total Expense	708,263.39	1,678,876.00	115,226.79
	Net Income	**218,685.89**	**0.00**	**112,018.01**

2026 Six Month Statement - Balance Sheet

Properties: Green Ridge Condominiums, Inc. - 6939 Mariner Dr. Racine, WI 53406
As of: 06/30/2026
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1020	Cash - Checking	266,106.33
1030	Cash-Savings-Money Market	8,376.11
1100	Cash-Reserve-Roofs	47,798.16
1150	Cash-Reserve-Statutory	500.00
1250	Cash-Reserve-Asphalt/Concrete	18,750.08
1280	Cash-Reserve-Siding	101,827.80
1290	Cash-Reserve-Rec Center	80,505.08
1300	Cash-Reserve-Pool	9,733.02
1310	Cash-Reserve-Pond	2,974.53
1330	Cash-Reserve-Courtyard Paving	6,754.09
1350	Cash-Reserves-Transfer Fees	25,701.14
1607	CD-FCB-9/30/26 - 3.60%	18,492.91
	Total Cash	**587,519.25**
	TOTAL ASSETS	**587,519.25**
	LIABILITIES & CAPITAL	
	Liabilities	
9999-2	Prepaids	34,050.00
	Total Liabilities	**34,050.00**
	Capital	
3100	Transfer to/from Savings	75,399.46
9999-5	Retained Earnings	195,510.79
	Calculated Retained Earnings	218,685.89
	Calculated Prior Years Retained Earnings	63,873.11
	Total Capital	**553,469.25**
	TOTAL LIABILITIES & CAPITAL	**587,519.25**

2025 Year End Statement - Budget Comparison

Properties: Green Ridge Condominiums, Inc. - 6939 Mariner Dr. Racine, WI 53406

As of: Dec 2025

Additional Account Types: None

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
	Income			
4020	Monthly Assessments	1,295,520.64	1,301,496.00	-5,975.36
4030	Special Assessment Income	233,029.00	235,200.00	-2,171.00
4050	Transfer from Reserves	124,914.00	0.00	124,914.00
4100	Late Fee Income	2,829.00	1,500.00	1,329.00
4300	Association Fines	4,500.00	0.00	4,500.00
4400	Transfer Fee Income	18,200.00	8,000.00	10,200.00
4410	Miscellaneous Fees Income	1,272.75	0.00	1,272.75
4430	Recreation Center Reservations	5,150.00	4,000.00	1,150.00
4500	Interest Income	1,275.76	1,000.00	275.76
	Total Operating Income	**1,686,691.15**	**1,551,196.00**	**135,495.15**
	Expense			
6000	**RECREATION CENTER**			
6010	Recreation Center Maintenance	9,026.84	15,000.00	5,973.16
6020	Swimming Pool Maintenace	54,792.68	31,000.00	-23,792.68
6030	License and Permits	478.50	450.00	-28.50
6040	Telephone	2,973.42	3,000.00	26.58
6050	Heat	10,706.58	17,500.00	6,793.42
6060	Electricity	13,315.39	19,800.00	6,484.61
6080	Janitorial Services	12,250.00	12,000.00	-250.00
6090	Water and Sewer-Rec Center	3,235.23	2,750.00	-485.23
6100	Property Taxes	1,007.57	500.00	-507.57
	Total RECREATION CENTER	**107,786.21**	**102,000.00**	**-5,786.21**
6300	**BUILDING AND GROUNDS MAINTENANCE**			
6310	Repairs & Maintenance - Asphalt & Concrete	69,854.86	55,000.00	-14,854.86
6320	Repairs & Maintenance - Buildings	116,000.29	90,000.00	-26,000.29
6321	Repairs & Maintenance - Balconies	84,425.00	115,000.00	30,575.00
6322	Repairs & Maintenance - Painting	20,600.00	25,000.00	4,400.00
6323	Repairs & Maintenance - Fences	22,575.00	18,000.00	-4,575.00
6325	Capital Expenditures - Roofs	132,985.00	90,000.00	-42,985.00
6328	Capital Expenditures - Siding	113,183.28	112,000.00	-1,183.28
6330	Repairs & Maintenance - Ponds	18,296.68	12,000.00	-6,296.68
6340	Repairs & Maint - Grounds Contract	76,487.52	72,500.00	-3,987.52
6350	Repairs & Maint - Grounds Misc	17,324.97	15,000.00	-2,324.97
6355	Repairs & Maint - Grounds Maint Trees	25,315.79	10,000.00	-15,315.79
6360	Repairs & Maint - Snow Removal	85,416.33	63,000.00	-22,416.33
6390	Pest Control	4,861.50	4,200.00	-661.50
6400	Area Lighting	6,010.47	6,800.00	789.53
6410	Water	76,787.75	82,000.00	5,212.25
6420	Sewer	164,662.00	163,000.00	-1,662.00

2025 Year End Statement - Budget Comparison

Account Number	Account Name	YTD Actual	Annual Budget	YTD $ Var.
6430	Insurance	285,842.00	270,000.00	-15,842.00
	Total BUILDING AND GROUNDS MAINTENANCE	**1,320,628.44**	**1,203,500.00**	**-117,128.44**
6700	**PROFESSIONAL AND OFFICE EXPENSES**			
6710	Professional Fees - Accounting	340.00	500.00	160.00
6720	Professional Fees - Management	83,751.00	86,000.00	2,249.00
6730	Professional Fees - Legal	9,348.89	3,200.00	-6,148.89
6740	Office Services	3,194.93	4,000.00	805.07
6760	Income Taxes	219.00	0.00	-219.00
	Total PROFESSIONAL AND OFFICE EXPENSES	**96,853.82**	**93,700.00**	**-3,153.82**
6900	**RESERVES CONTRIBUTIONS**			
6910	Transfer to Reserves-Asphalt	12,000.00	12,000.00	0.00
6930	Transfer to Reserves-Siding	50,000.04	50,000.00	-0.04
6940	Transfer to Reserves-Pool	1,500.00	1,500.00	0.00
6950	Transfer to Reserves-Pond	1,500.00	1,500.00	0.00
6970	Transfer to Reserves-Roofs	44,996.04	44,996.00	-0.04
6980	Transfer to Reserves-Rec Ctr Improvements	42,000.00	42,000.00	0.00
	Total RESERVES CONTRIBUTIONS	**151,996.08**	**151,996.00**	**-0.08**
	Total Operating Expense	**1,677,264.55**	**1,551,196.00**	**-126,068.55**
	Total Operating Income	1,686,691.15	1,551,196.00	135,495.15
	Total Operating Expense	1,677,264.55	1,551,196.00	-126,068.55
	NOI - Net Operating Income	**9,426.60**	**0.00**	**9,426.60**
	Other Income			
4054	Transfer From Reserves	6,930.00	0.00	6,930.00
	Total Other Income	**6,930.00**	**0.00**	**6,930.00**
	Other Expense			
6341	Capital Expense - Ponds	6,930.00	0.00	-6,930.00
	Total Other Expense	**6,930.00**	**0.00**	**-6,930.00**
	Net Other Income	**0.00**	**0.00**	**0.00**
	Total Income	1,693,621.15	1,551,196.00	142,425.15
	Total Expense	1,684,194.55	1,551,196.00	-132,998.55
	Net Income	**9,426.60**	**0.00**	**9,426.60**

2025 Year End Statement - Balance Sheet

Properties: Green Ridge Condominiums, Inc. - 6939 Mariner Dr. Racine, WI 53406
As of: 12/31/2025
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1020	Cash - Checking	50,024.87
1030	Cash-Savings-Money Market	8,081.72
1100	Cash-Reserve-Roofs	25,298.16
1150	Cash-Reserve-Statutory	500.00
1250	Cash-Reserve-Asphalt/Concrete	9,750.08
1280	Cash-Reserve-Siding	71,827.80
1290	Cash-Reserve-Rec Center	59,505.08
1300	Cash-Reserve-Pool	18,083.54
1310	Cash-Reserve-Pond	1,724.55
1330	Cash-Reserve-Courtyard Paving	6,754.09
1350	Cash-Reserves-Transfer Fees	12,701.14
1606	CD-FCB-3/31/26 - 3.80%	18,154.87
	Total Cash	**282,405.90**
	TOTAL ASSETS	**282,405.90**
	LIABILITIES & CAPITAL	
	Liabilities	
9999-2	Prepaids	24,151.00
	Total Liabilities	**24,151.00**
	Capital	
3100	Transfer to/from Savings	20,152.08
9999-5	Retained Earnings	175,358.71
	Calculated Retained Earnings	9,426.60
	Calculated Prior Years Retained Earnings	53,317.51
	Total Capital	**258,254.90**
	TOTAL LIABILITIES & CAPITAL	**282,405.90**