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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

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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	$ -	$ -