

<b>Greenbelt Station 2025 Budget</b>	<b>2025</b>	<b>2024</b>	<b>2024</b>	<b>2024</b>	<b>2023</b>
	<b>Budget</b>	<b>August Actual</b>	<b>August Budget</b>	<b>Budget</b>	<b>Actual</b>
<b>Revenue</b>					
<b>Assessments</b>					
Base Assessments	\$572,533	\$367,640	\$367,638	551,460	521,163
Alleyway Assessments	\$29,700	\$13,170	\$13,170	19,752	19,752
Bad Debt Adjustment	(\$1,400)	(\$2,631)	(\$2,064)	(3,100)	(\$1,145)
<b>Total Assessments</b>	<b>\$600,833</b>	<b>\$378,179</b>	<b>\$378,744</b>	<b>568,112</b>	<b>539,770</b>
<b>Other Assessments</b>					
Working Capital Assessments	\$4,548	\$2,712	\$2,592	3,888	4,944
<b>Total Other Assessments</b>	<b>\$4,548</b>	<b>\$2,712</b>	<b>\$2,592</b>	<b>3,888</b>	<b>4,944</b>
<b>Assessment Allocation</b>					
General Reserves	(\$48,900)	(\$43,794)	(\$43,794)	(65,690)	(64,550)
Alleyway Reserves	(\$25,700)	(\$10,212)	(\$10,212)	(15,320)	(15,050)
<b>Total Assessment Allocation</b>	<b>-\$74,600</b>	<b>-\$54,006</b>	<b>-\$54,006</b>	<b>-81,010</b>	<b>-79,600</b>
<b>Other Income</b>					
Late Payment Charges	\$3,195	\$2,130	\$2,000	3,000	3,120
Lien Filing	\$2,000	\$5,471	\$1,336	2,000	1,926
Late Payment Charges Waived	(\$270)	(\$165)	(\$240)	(360)	(180)
Miscellaneous Income	\$0	\$90	\$0	0	70
Parking Permit Fees	\$660	\$520	\$240	360	550
Returned Payment Fees	\$480	\$315	\$520	780	770
Fines	\$0	\$560	\$0	0	770
Interest Income	\$6,000	\$2,581	\$3,000	4,500	1,852
<b>Total Other Income</b>	<b>\$12,065</b>	<b>\$11,502</b>	<b>\$6,856</b>	<b>10,280</b>	<b>8,878</b>
<b>Total Income</b>	<b>\$542,846</b>	<b>\$338,386</b>	<b>\$334,186</b>	<b>501,270</b>	<b>473,992</b>
<b>Expenses</b>					
<b>Utilities</b>					
Streetlights	\$10,500	\$6,154	\$6,400	9,600	9,091
<b>Total Utilities</b>	<b>\$10,500</b>	<b>\$6,154</b>	<b>\$6,400</b>	<b>9,600</b>	<b>9,091</b>
<b>Landscape Maintenance</b>					
Landscape Contract	\$116,784	\$75,224	\$75,224	\$112,836	\$107,745
Landscape Other	\$7,500	\$2,100	\$5,000	\$10,000	\$3,908
Grounds Cleaning	\$13,680	\$7,943	\$8,664	\$13,000	\$11,157
Lakes/Ponds/Water Features	\$3,668	\$2,360	\$2,432	\$3,648	\$3,046
Seasonal Color/Flowers - REMOVE					
Snow Removal General	\$15,000	\$19,394	\$11,250	\$15,000	\$0
Snow Removal Alleyways	\$4,000	\$8,236	\$3,675	\$4,432	\$0
<b>Total Landscape Maintenance</b>	<b>\$160,632</b>	<b>\$115,257</b>	<b>\$106,245</b>	<b>\$161,916</b>	<b>\$125,856</b>
<b>Repair &amp; Maintenance</b>					
General	\$8,500	\$6,356	\$5,664	\$8,500	\$2,204
Lights & Electrical	\$4,500	\$10,360	\$2,400	\$3,600	\$3,151
Parking Areas	\$3,000	\$0	\$2,664	\$4,000	\$0

<b>Greenbelt Station 2025 Budget</b>	<b>2025</b>	<b>2024</b>	<b>2024</b>	<b>2024</b>	<b>2023</b>
	<b>Budget</b>	<b>August Actual</b>	<b>August Budget</b>	<b>Budget</b>	<b>Actual</b>
Tot Lot	\$2,458	\$2,620	\$2,420	\$2,380	\$2,125
Exterminating	\$500	\$265	\$336	\$500	\$490
Trash Removal	\$134,400	\$74,800	\$74,800	\$112,200	\$112,200
<b>Total Repair &amp; Maintenance</b>	<b>\$153,358</b>	<b>\$94,401</b>	<b>\$88,284</b>	<b>\$131,180</b>	<b>\$120,170</b>
<b>Professional Fees</b>					
Audit & Taxes	\$2,600	\$2,425	\$2,475	\$2,475	\$2,150
CC&R	\$6,000	\$4,056	\$7,000	\$7,000	\$0
Legal - General	\$5,500	\$12,853	\$1,664	\$2,500	\$7,095
Legal - Collections	\$5,500	\$11,134	\$3,336	\$5,000	\$2,415
Management Contract	\$53,364	\$34,542	\$34,544	\$51,813	\$51,813
Management Personnel	\$91,200	\$56,874	\$57,736	\$86,600	\$78,592
<b>Total Professional Fees</b>	<b>\$164,164</b>	<b>\$121,884</b>	<b>\$106,755</b>	<b>\$155,388</b>	<b>\$142,064</b>
<b>Insurance</b>					
General, Property & Liability	\$12,122	\$6,841	\$7,836	\$11,754	\$9,251
<b>Total Insurance</b>	<b>\$12,122</b>	<b>\$6,841</b>	<b>\$7,836</b>	<b>\$11,754</b>	<b>\$9,251</b>
<b>Homeowner Activities</b>					
Activities	\$6,450	\$2,268	\$2,500	\$6,550	\$3,939
Community Engagement - NEW	\$5,000	\$0	\$0	\$0	\$0
Grounds Enhancements - RENAMED	\$2,000	\$0	\$1,500	\$3,000	\$0
Homeowner Communications	\$5,485	\$3,633	\$6,400	\$9,605	\$4,145
<b>Total Homeowner Activities</b>	<b>\$18,935</b>	<b>\$5,900</b>	<b>\$8,900</b>	<b>\$16,155</b>	<b>\$8,084</b>
<b>Administration</b>					
Coupons	\$2,800	\$2,808	\$2,700	\$2,800	\$2,833
Office Supplies	\$600	\$148	\$400	\$600	\$296
Postage	\$1,000	\$878	\$849	\$1,273	\$841
Printing & Copying	\$8,600	\$3,426	\$3,333	\$5,000	\$7,005
Real Property Taxes	\$1,155	\$1,135	\$1,205	\$1,205	\$2,141
Federal Taxes	\$4,600	\$5,809	\$0	\$0	\$0
State Taxes	\$1,380	\$400	\$0	\$0	\$0
Miscellaneous	\$3,000	\$2,294	\$2,000	\$3,000	\$3,543
<b>Total Administration</b>	<b>\$23,135</b>	<b>\$16,898</b>	<b>\$10,487</b>	<b>\$13,878</b>	<b>\$16,657</b>
<b>Total Expenses</b>	<b>\$542,846</b>	<b>\$367,334</b>	<b>\$334,907</b>	<b>\$499,870</b>	<b>\$431,174</b>
<b>Net Income/(Loss)</b>	<b>\$0</b>	<b>-\$28,947</b>	<b>-\$721</b>	<b>\$1,400</b>	<b>\$42,818</b>