

Greywall Club Community Association				
Account	Description	2024 Budget	2025 Budget	
Operating Accounts				
Income Accounts				
INCOME ASSESSMENTS OPERATING				
40-4010-00	Operating Assessments	\$327,180.00	\$444,478.16	
40-4019-00	Prior Year Surplus	\$49,898.00	\$0.00	
OTHER INCOME - OPERATING				
41-4153-00	Clubhouse Rental Income	\$1,750.00	\$1,750.00	
Income Accounts Total		\$377,078.00	\$444,478.16	
Expense Accounts				
PAYROLL				
70-7009-00	Payroll	\$45,680.00	\$52,000.00	
UTILITIES				
72-7201-00	Electric	\$13,000.00	\$16,000.00	
72-7202-00	Water & Sewer	\$3,500.00	\$3,500.00	
72-7204-00	Gas	\$4,500.00	\$4,200.00	
72-7206-00	Internet	\$2,500.00	\$3,000.00	
72-7207-00	Telephone	\$4,000.00	\$5,200.00	
72-7208-00	Scavenger Service	\$3,500.00	\$3,500.00	
MAINTENANCE & BUILDING EXPENSES				
74-7401-00	Janitorial Contract	\$7,000.00	\$7,000.00	
74-7403-00	Exterminating Contract	\$100.00	\$100.00	
74-7407-00	Fitness Repair & Maintenance	\$1,200.00	\$1,200.00	
74-7412-00	Plumbing Repairs and Maintenance	\$500.00	\$500.00	
74-7416-00	Hardware Supplies	\$1,500.00	\$1,500.00	
74-7417-00	HVAC Repairs and Maintenance	\$8,000.00	\$6,000.00	
74-7450-00	Security	\$1,500.00	\$1,500.00	
74-7481-00	Furniture and Appliances	\$500.00	\$500.00	
74-7491-00	Equipment Maint Contract	\$1,500.00	\$1,500.00	
	Contingency		\$1,500.00	
	Flock Security Cameras		\$15,000.00	
74-7498-00	CH- Repairs and Maintenance	\$6,500.00	\$15,000.00	
POOL				
76-7600-00	Pool Service	\$75,500.00	\$75,500.00	
GROUNDS MAINTENANCE				
78-7800-00	Landscape Contract	\$58,000.00	\$58,000.00	
78-7801-00	Landscape Additional	\$12,320.00	\$20,000.00	
78-7810-00	Snow Removal Contract	\$1,500.00	\$1,500.00	
78-7811-00	Snow Removal - Additional	\$2,500.00	\$2,500.00	
78-7822-00	Pond- Wetlands	\$15,000.00	\$15,000.00	
78-7823-00	Pond/Fountain Maintenance	\$7,999.50	\$8,000.00	
78-7824-00	Drainage Areas	\$12,000.00	\$6,000.00	
78-7827-00	Aerators	\$15,000.00	\$16,000.00	
COMMUNITY SERVICES				
82-8211-00	Community Events	\$3,500.00	\$1,000.00	
GENERAL & ADMINISTRATIVE				
85-8501-00	Office Expense	\$15,000.00	\$12,000.00	
85-8502-00	Management Fees	\$19,978.50	\$19,328.16	
85-8504-00	Legal Expense	\$5,000.00	\$5,000.00	
85-8506-00	Accounting/Tax Preparation	\$5,000.00	\$5,000.00	
INSURANCE				
86-8600-00	Insurance Expense	\$8,800.00	\$11,200.00	
RESERVE TRANSFERS				
90-9000-00	Transfers to Reserve Fund	\$15,000.00	\$49,750.00	
New				
Expense Accounts Total		\$377,078.00	\$444,478.16	
Operating Accounts Net		\$0.00	\$0.00	
2025 Based on # of Units		788	\$47.00	

Any budget surplus may be added to the Reserve Fund to establish a reasonable reserve as required by Illinois law and the Governing Documents of the Association or left in the Operating account for future expenses unless the governing documents specify otherwise.

Please contact manager if you are interested in an itemized accounting of the common expenses for the year-end actually incurred or paid.