

**Greywall Condominium Association  
2024 APPROVED Budget  
74 Units**

		<b>2024</b>
<b>Income</b>		
Assessments		\$186,153.68
NES Water Revenue		\$44,000.00
		\$230,153.68
<b>9100 Reserves</b>		\$31,926.00
<b>Total</b>		<b>\$31,926.00</b>
<b>Expenses:</b>		
<b>8502 Management Fee</b>		\$9,785.00
<b>8501 Office Expenses</b>		\$3,300.00
<b>8505 Tax return</b>		\$350.00
<b>8504 Legal</b>		\$2,000.00
Correspondence, delinquencies, etc.		
<b>7480 Maintenance/Repairs</b>		\$12,000.00
<b>8606 Insurance</b>		\$29,000.00
Liability, Fidelity, D&O, Casualty Loss		
<b>7202 Water/Sewer/Scavenger</b>		\$44,000.00
<b>7800 Landscaping</b>		\$22,000.00
<b>7801 Landscape Additional (Suppls &amp; Repl)</b>		\$11,000.00
<b>Mulching</b>		
<b>7810 Snow Removal/Ice Melt</b>		\$17,200.00
<b>7811 Snow Additional</b>		\$5,000.00
<b>7835 Asphalt and Concrete</b>		\$11,000.00
<b>8511 Operating Contingency</b>		
Roofing		\$31,592.68
<b>Total Expenses</b>		\$198,227.68
<b>Excess Revenue Contribution</b>		
<b>Total Reserves &amp; Expenses</b>		\$230,153.68
<b>Less NES Income</b>		\$44,000.00
		\$186,153.68

*Any surplus may be added to the reserve account to establish a reasonable reserve as required by Illinois law or left in the operating account to cover any future expenses.*

*Please contact Holly Marek at [hmarek@fosterpremier.com](mailto:hmarek@fosterpremier.com) if you would like a year-end balance sheet and income statement sent to you after the end of the year.*

Unit type	# of Units	Sq Foot	Total SF	% Ownership	Total Operating/Reserve Fee/unit (mo)	2024 Per Unit Per Month		
730	5	1,417	7,085	<b>0.055950849</b>	\$154.99	9299.4	\$173.59	\$10,415.46
731	33	1,600	52,800	<b>0.416966098</b>	\$175.01	69303.96	\$196.01	\$77,619.77
732	9	1,707	15,363	<b>0.12132292</b>	\$186.71	20164.68	\$209.12	\$22,584.71
733	<u>27</u>	1,903	<u>51,381</u>	<b>0.405760134</b>	<u>\$208.15</u>	67440.6	<u>\$233.13</u>	<u>\$75,533.74</u>
	74		126,629		\$724.86	166208.64	\$811.85	\$186,153.68

Billing frequency                      Monthly  
Late fee date/amount                30days / \$50  
coupon or statement                Coupon