

THE TOWNHOMES AT GLENBROOK HOA

39 Units

JANUARY 1, 2016 - DECEMBER 31, 2016 PROPOSED BUDGET

102

ACCT	REVENUE	2015 Annual Budget	2016 Proposed	2016 Proposed Monthly
4010	Unit Maintenance Fees	\$133,380	\$133,380	\$11,115
	TOTAL REVENUE	\$133,380	\$133,380	\$11,115
	OPERATING EXPENSES			
5010	Bank/Coupon/Admin/Office	\$1,746	\$2,000	\$167
5220	Termite Warranty	\$1,098	\$1,098	\$92
5300	Insurance (June)	\$58,822	\$46,510	\$3,876
5400	Lawn Service contract	\$16,800	\$18,000	\$1,500
5410	Tree Trimming	\$500	\$500	\$42
5600	License Permits	\$200	\$200	\$17
5800	Management Fee	\$6,000	\$6,000	\$500
5900	Professional - Legal	\$200	\$200	\$17
5910	Professional - Tax	\$300	\$300	\$25
6100	Repair/Maint - Buildings / Grounds	\$5,200	\$6,000	\$500
6120	Repair/Maint - Sprinklers	\$800	\$900	\$75
6140	Repair/Maint - Janitorial	\$1,740	\$1,740	\$145
6200	Pool - Maintenance	\$3,900	\$4,020	\$335
6210	Pool - Supplies/Repairs	\$200	\$200	\$17
7000	Utilities - Electric	\$5,600	\$5,600	\$467
7003	Utilities - Trash	\$6,312	\$6,312	\$526
7004	Utilities - Water/Sewer	\$1,000	\$1,000	\$83
8000	Operating Contingency	\$0	\$0	\$0
	TOTAL OPERATING EXPENSES	\$110,418	\$100,580	\$8,382
	RESERVES			
9010	Reserves Painting	\$3,388	\$20,000	\$1,667
9020	Reserves Paving	\$959	\$5,467	\$456
9030	Reserves Roofing	\$17,788	\$0	\$0
9040	Deferred Maintenance	\$0	\$6,000	\$500
9100	Reserves Pool	\$827	\$1,333	\$111
	TOTAL RESERVES	\$22,962	\$32,800	\$2,733
	TOTAL EXPENSES	\$133,380	\$133,380	\$11,115
		\$0	\$0	

YOUR 2016 MAINTENANCE FEE WILL BE \$285 PER MONTH

**RESERVE ANALYSIS
THE TOWNHOMES AT GLENBROOK HOA
JANUARY 1, 2016 - DECEMBER 31, 2016**

RESERVES	Current Replacement cost	Current Reserves thru 12/31/15	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2016 Fully Funded Annual Reserves	2016 Budgeted Amount
Painting	\$43,000	\$0	8	4	\$43,000	\$10,750	\$20,000
Paving	\$30,000	\$2,559	20	15	\$27,441	\$1,829	\$5,467
Roofing	\$145,000	\$0	20	25	\$145,000	\$5,800	\$0
Deferred Maintenance		\$0					\$6,000
Pool	\$20,000	\$8,424	15	15	\$11,576	\$772	\$1,333
<u>TOTALS</u>	<u>\$238,000</u>	<u>\$10,983</u>			<u>\$227,017</u>	<u>\$19,151</u>	<u>\$32,800</u>