

THE TOWNHOMES AT GLENBROOK HOA

39 Units

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2025 Projected	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT	2026 MONT HLY PER UNIT
4010	Unit Maintenance Fees	\$231,572	\$231,572	\$228,988	\$19,082	\$489
	TOTAL REVENUE	\$231,572	\$231,572	\$228,988	\$19,082	\$489
	OPERATING EXPENSES					
5010	Bank/Coupon/Admin/Office	\$3,740	\$3,950	\$3,950	\$329	\$8
5020	Lockbox/Coupons	\$332	\$332	\$332	\$28	\$1
5030	Website	\$750	\$750	\$750	\$63	\$2
5220	Termite Warranty	\$1,485	\$1,485	\$1,485	\$124	\$3
	Pest Control		\$0	\$3,500	\$292	\$7
5300	Insurance (June)	\$101,000	\$84,677	\$86,000	\$7,167	\$184
5400	Lawn Service contract 5%	\$31,200	\$29,700	\$31,185	\$2,599	\$67
5410	Tree Trimming/Landscaping	\$6,000	\$21,370	\$6,000	\$500	\$13
5600	License Permits	\$240	\$175	\$240	\$20	\$1
5800	Mgmt Fee Exp. 12/27 - 30 day notice	\$9,600	\$9,600	\$9,600	\$800	\$21
5900	Professional - Legal	\$1,600	\$942	\$1,500	\$125	\$3
5910	Professional - Tax	\$425	\$1,195	\$1,195	\$100	\$3
6100	Repair/Maint - Buildings / Grounds	\$5,000	\$24,892	\$5,000	\$417	\$11
6120	Repair/Maint - Sprinklers Irrigation	\$2,400	\$5,544	\$2,400	\$200	\$5
6140	Repair/Maint - Janitorial	\$2,400	\$2,340	\$2,400	\$200	\$5
	Gutters & Pressure Wash		\$4,180	\$4,000	\$333	\$9
6200	Pool - Maintenance	\$6,300	\$6,600	\$6,900	\$575	\$15
6210	Pool - Supplies/Repairs	\$250	\$250	\$500	\$42	\$1
7000	Utilities - Electric	\$6,500	\$6,822	\$6,975	\$581	\$15
7003	Utilities - Trash	\$10,440	\$12,742	\$13,122	\$1,094	\$28
7004	Utilities - Water/Sewer	\$880	\$705	\$850	\$71	\$2
8000	Operating Contingency	\$500	\$500	\$500	\$42	\$1
	TOTAL OPERATING EXPENSES	\$191,042	\$218,751	\$188,384	\$15,699	\$403
	RESERVES					
9010	Reserves Painting	\$3,232	\$3,232	\$3,232	\$269	\$7
9020	Reserves Paving	\$9,493	\$9,493	\$9,842	\$820	\$21
9030	Reserves Roofing	\$17,164	\$17,164	\$17,164	\$1,430	\$37
9100	Reserves Pool	\$2,116	\$2,116	\$2,366	\$197	\$5
9110	Deferred Maintenance	\$8,526	\$8,526	\$8,000	\$667	\$17
	TOTAL RESERVES	\$40,530	\$40,530	\$40,604	\$3,384	\$87
	TOTAL EXPENSES	\$231,572	\$259,281	\$228,988	\$19,082	\$489

YOUR 2026 NEW MAINTENANCE FEE WILL BE:

\$489