

**THE TOWNHOMES AT GLENBROOK HOA**

39 Units

**JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET**

ACCT	REVENUE	2024 APPROVED ANNUAL BUDGET	2025 PROPOSED ANNUAL BUDGET	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$231,582	\$231,572	\$19,298
	<b>TOTAL REVENUE</b>	<b>\$231,582</b>	<b>\$231,572</b>	<b>\$19,298</b>
	<b>OPERATING EXPENSES</b>			
5010	Bank/Coupon/Admin/Office	\$3,400	\$3,740	\$312
5020	Lockbox/Coupons	\$332	\$332	\$28
5030	Website	\$595	\$750	\$63
5220	Termite Warranty	\$0	\$1,485	\$124
5300	Insurance (June)	\$145,000	\$101,000	\$8,417
5400	Lawn Service contract	\$31,200	\$31,200	\$2,600
5410	Tree Trimming/Landscaping	\$3,000	\$6,000	\$500
5600	License Permits	\$240	\$240	\$20
5800	Mgmt Fee Exp. 12/24 - 30 day notice	\$9,000	\$9,600	\$800
5900	Professional - Legal	\$1,600	\$1,600	\$133
5910	Professional - Tax	\$425	\$425	\$35
6100	Repair/Maint - Buildings / Grounds	\$5,000	\$5,000	\$417
6120	Repair/Maint - Sprinklers Irrigation	\$2,400	\$2,400	\$200
6140	Repair/Maint - Janitorial	\$2,200	\$2,400	\$200
6200	Pool - Maintenance	\$6,300	\$6,300	\$525
6210	Pool - Supplies/Repairs	\$250	\$250	\$21
7000	Utilities - Electric	\$6,500	\$6,500	\$542
7003	Utilities - Trash	\$10,440	\$10,440	\$870
7004	Utilities - Water/Sewer	\$800	\$880	\$73
8000	Operating Contingency	\$500	\$500	\$42
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$229,182</b>	<b>\$191,042</b>	<b>\$15,920</b>
	<b>RESERVES</b>			
9010	Reserves Painting	\$0	\$3,232	\$269
9020	Reserves Paving	\$0	\$9,493	\$791
9030	Reserves Roofing	\$0	\$17,164	\$1,430
9100	Reserves Pool	\$0	\$2,116	\$176
9110	Deferred Maintenance	\$2,400	\$8,526	\$711
	<b>TOTAL RESERVES</b>	<b>\$2,400</b>	<b>\$40,530</b>	<b>\$3,378</b>
	<b>TOTAL EXPENSES</b>	<b>\$231,582</b>	<b>\$231,572</b>	<b>\$19,298</b>
			\$0	

0.00%

Approved 11/18/24

**YOUR 2025 NEW MAINTENANCE FEE WILL BE:**

**\$495**

**RESERVE ANALYSIS  
THE TOWNHOMES AT GLENBROOK HOA  
JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 1/1/24</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Budgeted Amount</b>
Painting	\$53,000	\$17,449	15	11	\$35,551	\$3,232	\$3,232
Paving	\$66,800	\$19,337	20	5	\$47,463	\$9,493	\$9,493
Roofing	\$145,000	\$42,018	15	6	\$102,982	\$17,164	\$17,164
Pool	\$20,000	\$11,535	15	4	\$8,465	\$2,116	\$2,116
Deferred Maintenance		\$38,649				\$0	\$8,526
<b><u>TOTALS</u></b>	<b><u>\$284,800</u></b>	<b><u>\$128,989</u></b>			<b><u>\$194,460</u></b>	<b><u>\$32,004</u></b>	<b><u>\$40,530</u></b>

**IF YOU WERE TO FULLY FUND THE RESERVES YOUR MONTHLY FEE WOULD BE AT:**