TOWNHOMES AT GLENBROOK HOMEOWNERS ASSN., INC.
ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF DIRECTORS

To All TOWNHOMES AT GLENBROOK HOMEOWNERS ASSN., INC. Members,

The ANNUAL MEETING of **TOWNHOMES AT GLENBROOK HOMEOWNERS ASSN., INC.** will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME: Monday, November 10, 2025 at 7:00 PM**
- **LOCATION: Ameri-Tech Community Management Partners, LLC.**
  24701 US Highway 19 N., Suite 102
  Clearwater, FL 33763

Enclosed with this notice is the 2026 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2026 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

Nominations for Directors will be taken from the floor. All nominated persons must be present.

Agenda items are as follows:

Budget Meeting Agenda

- **Call to Order**
- Certify Quorum of the Board
- Vote to Roll Over Excess Funds
- Board Approval of 2026 Annual Budget
- **Adjournment**

Annual Meeting Agenda

- **Call to Order**
- Appoint Chairperson of the Meeting
- Proof of Notice of the Meeting
- Certifying of Proxies & Establish Quorum
- Read or Waive Minutes of Last Members' Meeting
  Election of New Directors (3)
- Call for Candidate Nominations from the Floor
- Introduction of Candidates
- Close of Nominations
- Appointment of Persons to Assist in Counting Ballots
- Casting of Ballot
- New Business
  - Announcement & Seating of New Board
- Homeowner Comments
- **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

Mailed: October 24, 2025

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

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 MONTHLY 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

RESERVE ANALYSIS
THE TOWNHOMES AT GLENBROOK HOA
JANUARY 1, 2026 - DECEMBER 31, 2026

RESERVES	**Current Replacement cost**	**Current Reserves thru 1/1/26**	**Expected Life Yrs.**	**Remaining Life Yrs**	**Unreserved Amounts**	**2026 Fully Funded Annual Reserves**	**2026 Budgeted Amount**
Painting	$53,000	$20,681	15	10	$32,319	$3,232	$3,232
Paving	$66,800	$27,433	20	4	$39,367	$9,842	$9,842
Roofing	$145,000	$59,180	15	5	$85,820	$17,164	$17,164
Pool	$20,000	$12,901	15	3	$7,099	$2,366	$2,366
Deferred Maintenance		$50,785				$8,000	$8,000
TOTALS	**$284,800**	**$170,980**			**$164,605**	**$40,604**	**$40,604**