

CLEARBROOKE TOWNHOUSE CONDOMINUM ASSOCIATION
96 Units
JANUARY 1, 2024- DECEMBER 31, 2024 APPROVED BUDGET

ACCT	REVENUE	2023 ANNUAL BUDGET	2024 APPROVED ANNUAL BUDGET	2024 APPROVED MONTHLY BUDGET
4010	Unit Maintenance Fees	\$557,587	\$615,993	\$51,333
4015	Rental Income	\$0	\$8,670	\$723
	TOTAL REVENUE	\$557,587	\$624,663	\$52,055
	OPERATING EXPENSES			
5010	Office Expense	\$5,500	\$6,500	\$542
5020	Website	\$595	\$595	\$50
5015	Bank Charges / Lockbox	\$816	\$816	\$68
5025	State / Bureau / Division Fees	\$564	\$574	\$48
5040	Storage Files 15 Boxes	\$675	\$720	\$60
5210	Termite Treatment/annual Renew	\$6,474	\$6,474	\$540
5300	Insurance	\$139,400	\$168,262	\$14,022
5400	Lawn & Irrigation Service	\$36,626	\$40,116	\$3,343
5410	Landscaping - Misc	\$2,000	\$2,000	\$167
5420	Irrigation Repairs	\$2,000	\$3,000	\$250
5440	Tree Trimming	\$2,500	\$4,000	\$333
6515	Unit 1883 Taxes	\$1,695	\$1,695	\$141
5800	Management Fee Exp 12/24 -30 day n	\$13,200	\$13,200	\$1,100
5900	Legal Fees	\$3,500	\$6,000	\$500
5910	Accounting Fees / Review	\$425	\$475	\$40
6100	Building Repair & Maintenance	\$25,000	\$35,000	\$2,917
6120	Fire Protection	\$1,000	\$1,000	\$83
6200	Pool Maintenance / Supplies / Permit	\$8,380	\$8,808	\$734
6400	Salaries Expense	\$25,000	\$25,000	\$2,083
7000	Electric	\$6,783	\$7,438	\$620
7001	Water Only	\$24,395	\$27,800	\$2,317
7002	Sewer Only	\$38,990	\$48,394	\$4,033
7004	Trash Disposal	\$11,073	\$11,516	\$960
7005	Spectrum/RING Clubhouse	\$65,666	\$72,504	\$6,042
	TOTAL OPERATING EXPENSES	\$422,257	\$491,887	\$40,991
	RESERVES			
9010	Reserves - Painting	\$47,103	\$47,103	\$3,925
9020	Reserves - Paving & Sealing	\$5,693	\$2,846	\$237
9025	Reserves - Paving & Sealing LT	\$3,750	\$3,750	\$313
9030	Reserves - Roof (all)	\$39,197	\$28,925	\$2,410
9040	Reserves - Pool	\$4,152	\$4,152	\$346
	Reserves - Sidewalks	\$0	\$5,000	\$417
9100	Reserves Deferred Maintenance	\$35,435	\$41,000	\$3,417
	TOTAL RESERVES	\$135,330	\$132,776	\$11,065
	TOTAL EXPENSES	\$557,587	\$624,663	\$52,055

10.47%

\$0

**RESERVE ANALYSIS
CLEARBROOKE TOWNHOUSE CONDO ASSN
JANUARY 1, 2024 - DECEMBER 31, 2024**

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
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Reserves - Painting	\$200,000	\$105,795	8	2	\$94,205	\$47,103	\$47,103
Reserves - Paving	\$45,000	\$33,616	20	4	\$11,385	\$2,846	\$2,846
Reserves - Long Term Paving	\$75,000	\$7,500	20	18	\$67,500	\$3,750	\$3,750
Reserves - Roof - Short life 2 bldg \$20,000 ea	\$40,000	\$15,132	20	7	\$24,868	\$3,553	\$28,925
Reserves - Roof - Long life 5 bldgs \$20,000 ea	\$100,000	\$0	20	16	\$100,000	\$6,250	
Reserves - Roof - Long life 5 bldgs \$20,000 ea	\$100,000	\$0	20	17	\$100,000	\$5,882	
Reserves - Roof - Long life 5 bldgs \$20,000 ea	\$100,000	\$0	20	18	\$100,000	\$5,556	
Reserves - Roof - Long life 7 bldgs \$20,000 ea	\$140,000	\$0	20	19	\$140,000	\$7,368	
Reserves - Roof - Clubhouse/Shed	\$6,000	\$0	20	19	\$6,000	\$316	
Reserves - Pool	\$33,000	\$16,390	20	4	\$16,610	\$4,152	\$4,152
Reserves - Sidewalks	\$5,000	\$0	1	1	\$5,000	\$5,000	\$5,000
Reserves - Deferred Maintenance		\$22,100				\$41,000	\$41,000

TOTAL ALL ROOFS

TOTALS	\$844,000	\$200,532			\$665,568	\$132,776	\$132,776
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SEE NEXT PAGE FOR YOUR 2024 MONTHLY MAINTENANCE FEES

CLEARBROOK TOWNHOUSE CONDOMINIUM ASSOC.

UNIT #	UNIT %	2023 MONTHLY FEES	2024 FEES BEFORE CABLE	2024 MONTHLY CABLE	2024 NEW FEES WITH CABLE	Increase amt
1859, 1861	0.899200%	\$425.61	\$407.25	\$62.94	\$470.19	\$44.58
1884, 1886	0.917000%	\$432.91	\$415.32	\$62.94	\$478.25	\$45.34
1852, 1854	0.923100%	\$435.41	\$418.08	\$62.94	\$481.02	\$45.61
1820, 1822,1844, 1846	0.929900%	\$438.20	\$421.16	\$62.94	\$484.10	\$45.90
1851, 1853	0.930900%	\$438.61	\$421.61	\$62.94	\$484.55	\$45.94
1867, 1868, 1869, 1870	0.934900%	\$440.25	\$423.42	\$62.94	\$486.36	\$46.11
1804	0.947100%	\$445.25	\$428.95	\$62.94	\$491.89	\$46.64
1819, 1821	0.949600%	\$446.28	\$430.08	\$62.94	\$493.02	\$46.74
1828, 1830, 1836, 1838	0.949800%	\$446.36	\$430.17	\$62.94	\$493.11	\$46.75
1860, 1862	0.952000%	\$447.26	\$431.17	\$62.94	\$494.11	\$46.85
1875, 1877	0.953400%	\$447.83	\$431.80	\$62.94	\$494.74	\$46.91
1806	0.977700%	\$457.79	\$442.81	\$62.94	\$505.75	\$47.96
1803, 1805, 1812, 1814, 1827, 1829, 1835, 1837	0.983400%	\$460.13	\$445.39	\$62.94	\$508.33	\$48.20
1811, 1813	0.993900%	\$464.44	\$450.14	\$62.94	\$513.08	\$48.64
1883, 1885, 1891, 1892, 1893, 1894	1.013400%	\$472.43	\$458.98	\$62.94	\$521.91	\$49.48
1843, 1845	1.056100%	\$489.93	\$478.32	\$62.94	\$541.25	\$51.32
1876, 1878	1.059400%	\$491.29	\$479.81	\$62.94	\$542.75	\$51.46
1849, 1855	1.064000%	\$493.17	\$481.89	\$62.94	\$544.83	\$51.66
1881, 1887, 1889, 1890, 1895, 1896	1.069900%	\$495.59	\$484.57	\$62.94	\$547.50	\$51.91
1801, 1807,1810, 1816, 1825, 1831, 1833, 1839	1.099900%	\$507.89	\$498.15	\$62.94	\$561.09	\$53.20
1865, 1866, 1871, 1872	1.109800%	\$511.95	\$502.64	\$62.94	\$565.57	\$53.62
1808	1.111400%	\$512.60	\$503.36	\$62.94	\$566.30	\$53.70
1809, 1815, 1817, 1823	1.111600%	\$512.68	\$503.45	\$62.94	\$566.39	\$53.71
1841, 1847	1.115800%	\$514.41	\$505.35	\$62.94	\$568.29	\$53.88
1802	1.130500%	\$520.43	\$512.01	\$62.94	\$574.95	\$54.52
1873, 1879	1.131800%	\$520.97	\$512.60	\$62.94	\$575.54	\$54.57
1826, 1832, 1834, 1840	1.133500%	\$521.66	\$513.37	\$62.94	\$576.31	\$54.65
1858, 1864	1.133700%	\$521.74	\$513.46	\$62.94	\$576.40	\$54.66
1857, 1863	1.141800%	\$525.06	\$517.13	\$62.94	\$580.07	\$55.01
1874, 1880	1.143700%	\$525.84	\$517.99	\$62.94	\$580.93	\$55.09
1818, 1824, 1842, 1848	1.153500%	\$529.86	\$522.43	\$62.94	\$585.37	\$55.51
1850, 1856	1.157800%	\$531.62	\$524.38	\$62.94	\$587.31	\$55.69
1882, 1888	1.164500%	\$534.37	\$527.41	\$62.94	\$590.35	\$55.98

THESE ARE YOUR 2024 MONTHLY FEES