

Approved 12/5/2022

CLEARBROOKE TOWNHOUSE CONDOMINIUM ASSOCIATION
 96 Units
JANUARY 1, 2023- DECEMBER 31, 2023 PROPOSED BUDGET

ACCT	REVENUE	2022 ANNUAL BUDGET	2023 ANNUAL BUDGET	2023 MONTHLY BUDGET
4010	Unit Maintenance Fees	\$475,805	\$557,587	\$46,466
	TOTAL REVENUE	\$475,805	\$557,587	\$46,466
	OPERATING EXPENSES			
5010	Office Expense	\$3,500	\$5,500	\$458
5020	Website	\$595	\$595	\$50
5015	Bank Charges / Lockbox	\$720	\$816	\$68
5025	State / Bureau / Division Fees	\$0	\$564	\$47
5040	Storage Files 15 Boxes	\$630	\$675	\$56
5210	Termite Treatment/annual Renewals	\$6,474	\$6,474	\$540
5300	Insurance	\$111,216	\$139,400	\$11,617
5400	Lawn & Irrigation Service	\$35,411	\$36,626	\$3,052
5410	Landscaping - Misc	\$4,000	\$2,000	\$167
5420	Irrigation Repairs	\$2,000	\$2,000	\$167
5430	Fertilization & Pest	\$0	\$0	\$0
5440	Tree Trimming	\$5,000	\$2,500	\$208
6515-5000	Unit 1883 Taxes	\$1,926	\$1,695	\$141
5800	Management Fee	\$13,200	\$13,200	\$1,100
5900	Legal Fees	\$10,000	\$3,500	\$292
5910	Accounting Fees / Review	\$425	\$425	\$35
6100	Building Repair & Maintenance	\$15,000	\$25,000	\$2,083
6120	Fire Protection	\$1,000	\$1,000	\$83
6200	Pool Maintenance / Supplies / Permit	\$9,496	\$8,380	\$698
6400	Salaries Expense	\$30,000	\$25,000	\$2,083
7000	Electric	\$5,850	\$6,783	\$565
7001	Water Only	\$18,000	\$24,395	\$2,033
7002	Sewer Only	\$27,600	\$38,990	\$3,249
7004	Trash Disposal	\$10,368	\$11,073	\$923
7005	Spectrum/RING Clubhouse	\$32,932	\$65,666	\$5,472
	TOTAL OPERATING EXPENSES	\$345,343	\$422,257	\$35,188
	RESERVES			
9010	Reserves - Painting	\$43,269	\$47,103	\$3,925
9030	Reserves - Roof (all)	\$39,001	\$39,197	\$3,266
9025	Reserves - Paving & Sealing LT	\$3,750	\$3,750	\$313
9020	Reserves - Paving & Sealing	\$5,455	\$5,693	\$474
9040	Reserves - Pool	\$3,552	\$4,152	\$346
9100	Reserves Deferred Maintenance	\$35,435	\$35,435	\$2,953
	TOTAL RESERVES	\$130,462	\$135,330	\$11,278
	TOTAL EXPENSES	\$475,805	\$557,587	\$46,466

Donna Kamp
mtm. p *Janice Quin*

RESERVE ANALYSIS
Clearbrooke Townhomes
JANUARY 1, 2023 - DECEMBER 31, 2023

RESERVES	Current Replacement cost	Current Reserves 1/1/2023	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2023 Fully Funded Annual Reserves	2023 Actual Budgeted Amount
Reserves - Painting	\$200,000	\$58,692	8	3	\$141,308	\$47,103	\$47,103
Reserves - Roof - Short life 5 bldg \$14,500 ea	\$72,500	\$24,783	15	3	\$47,717	\$15,906	\$15,906
Reserves - Roof - Long life 19 bldgs \$14,500 ea	\$275,500	\$0	15	12	\$275,500	\$22,958	\$22,958
Reserves - Roof - Clubhouse	\$4,000	\$0	15	12	\$4,000	\$333	\$333
Reserves - Long Term Paving	\$75,000	\$3,750	20	19	\$71,250	\$3,750	\$3,750
Reserves - Paving	\$45,000	\$27,922	20	3	\$17,078	\$5,693	\$5,693
Reserves - Pool Deferred Maintenance	\$33,000	\$12,238	20	5	\$20,762	\$4,152	\$4,152
		\$14,765				\$35,435	\$35,435
TOTALS	\$705,000	\$142,150			\$577,614	\$135,330	\$135,330

SEE NEXT PAGE FOR YOUR 2023 MONTHLY MAINTENANCE FEES

CLEARBROOK TOWNHOUSE CONDOMINIUM ASSOC.

UNIT #	UNIT %	2022 FULLY FUNDED FEES	2023 NEW FULLY FUNDED FEES	Increase amt
1859, 1861	0.899200%	\$387.85	\$425.61	\$37.77
1884, 1886	0.917000%	\$394.44	\$432.91	\$38.48
1852, 1854	0.923100%	\$396.69	\$435.41	\$38.72
1820, 1822, 1844, 1846	0.929900%	\$399.21	\$438.20	\$38.99
1851, 1853	0.930900%	\$399.58	\$438.61	\$39.03
1867, 1868, 1869, 1870	0.934900%	\$401.06	\$440.25	\$39.19
1804	0.947100%	\$405.57	\$445.25	\$39.68
1819, 1821	0.949600%	\$406.50	\$446.28	\$39.78
1828, 1830, 1836, 1838	0.949800%	\$406.57	\$446.36	\$39.78
1860, 1862	0.952000%	\$407.39	\$447.26	\$39.87
1875, 1877	0.953400%	\$407.91	\$447.83	\$39.93
1806	0.977700%	\$416.90	\$457.79	\$40.90
1803, 1805, 1812, 1814, 1827, 1829, 1835, 1837	0.983400%	\$419.01	\$460.13	\$41.12
1811, 1813	0.993900%	\$422.89	\$464.44	\$41.54
1883, 1885, 1891, 1892, 1893, 1894	1.013400%	\$430.11	\$472.43	\$42.32
1843, 1845	1.056100%	\$445.91	\$489.93	\$44.02
1876, 1878	1.059400%	\$447.13	\$491.29	\$44.15
1849, 1855	1.064000%	\$448.83	\$493.17	\$44.34
1881, 1887, 1889, 1890, 1895, 1896	1.069900%	\$451.02	\$495.59	\$44.57
1801, 1807, 1810, 1816, 1825, 1831, 1833, 1839	1.099900%	\$462.12	\$507.89	\$45.77
1865, 1866, 1871, 1872	1.109800%	\$465.78	\$511.95	\$46.16
1808	1.111400%	\$466.37	\$512.60	\$46.23
1809, 1815, 1817, 1823	1.111600%	\$466.45	\$512.68	\$46.24
1841, 1847	1.115800%	\$468.00	\$514.41	\$46.40
1802	1.130500%	\$473.44	\$520.43	\$46.99
1873, 1879	1.131800%	\$473.92	\$520.97	\$47.04
1826, 1832, 1834, 1840	1.133500%	\$474.55	\$521.66	\$47.11
1858, 1864	1.133700%	\$474.63	\$521.74	\$47.12
1857, 1863	1.141800%	\$477.62	\$525.06	\$47.44
1874, 1880	1.143700%	\$478.33	\$525.84	\$47.52
1818, 1824, 1842, 1848	1.153500%	\$481.95	\$529.86	\$47.91
1850, 1856	1.157800%	\$483.55	\$531.62	\$48.08
1882, 1888	1.164500%	\$486.02	\$534.37	\$48.35
			↑	