

**CLEARBROOKE TOWNHOUSE CONDOMINIUM ASSOCIATION**  
**96 Units**  
**JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET**

ACCT	REVENUE	2024 APPROVED ANNUAL BUDGET	2025 ANNUAL BUDGET	2025 APPROVED MONTHLY BUDGET
4010	Unit Maintenance Fees	\$615,993	\$663,506	\$55,292
4015	Rental Income	\$8,670	\$16,800	\$1,400
	<b>TOTAL REVENUE</b>	<b>\$624,663</b>	<b>\$680,306</b>	<b>\$56,692</b>
	<b>OPERATING EXPENSES</b>			
5010	Office Expense	\$6,500	\$6,500	\$542
5020	Website	\$595	\$750	\$63
5015	Bank Charges / Lockbox	\$816	\$816	\$68
5025	State / Bureau / Division Fees	\$574	\$574	\$48
5040	Storage Files 18 Boxes	\$720	\$810	\$68
5210	Termite Treatment/annual Renew	\$6,474	\$7,477	\$623
5300	Insurance	\$168,262	\$216,037	\$18,003
5400	Lawn & Irrigation Service	\$40,116	\$41,344	\$3,445
5410	Landscaping - Misc	\$2,000	\$2,000	\$167
5420	Irrigation Repairs	\$3,000	\$2,500	\$208
5440	Tree Trimming	\$4,000	\$3,500	\$292
6515	Unit 1883 Taxes	\$1,695	\$1,800	\$150
5800	Management Fee Exp 12/24 -30 day n	\$13,200	\$13,200	\$1,100
5900	Legal Fees	\$6,000	\$6,000	\$500
5910	Accounting Fees / Review	\$475	\$475	\$40
6100	Building Repair & Maintenance	\$35,000	\$40,000	\$3,333
6120	Fire Protection	\$1,000	\$1,500	\$125
6200	Pool Maintenance / Supplies / Permit	\$8,808	\$9,000	\$750
6400	Salaries Expense	\$25,000	\$25,000	\$2,083
7000	Electric	\$7,438	\$7,000	\$583
7001	Water Only	\$27,800	\$40,000	\$3,333
7002	Sewer Only	\$48,394	\$51,000	\$4,250
7004	Trash Disposal	\$11,516	\$12,100	\$1,008
7005	Spectrum/RING Clubhouse	\$72,504	\$76,665	\$6,389
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$491,887</b>	<b>\$566,048</b>	<b>\$47,171</b>
	<b>RESERVES</b>			
9010	Reserves - Painting	\$47,103	\$27,301	\$2,275
9020	Reserves - Paving & Sealing	\$2,846	\$2,135	\$178
9025	Reserves - Paving & Sealing LT	\$3,750	\$3,750	\$313
9030	Reserves - Roof (all)	\$28,925	\$28,708	\$2,392
9040	Reserves - Pool	\$4,152	\$2,365	\$197
	Reserves - Sidewalks	\$5,000	\$0	\$0
9100	Reserves Deferred Maintenance	\$41,000	\$50,000	\$4,167
	<b>TOTAL RESERVES</b>	<b>\$132,776</b>	<b>\$114,258</b>	<b>\$9,521</b>
	<b>TOTAL EXPENSES</b>	<b>\$624,663</b>	<b>\$680,306</b>	<b>\$56,692</b>

