

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 |

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