

**THE TOWNHOMES AT GLENBROOK HOA**

39 Units

**JANUARY 1, 2009 - DECEMBER 31, 2009 APPROVED BUDGET**

\$225.00 per month per unit      (\$15.00 increase)

ACCT	REVENUE	2008 ANNUAL	2009 ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$98,280	\$105,300	\$8,775
4400	Interest Income	\$1,200	\$1,200	\$100
4500	Application Income	\$0	\$0	\$0
	<b>TOTAL REVENUE</b>	<b>\$99,480</b>	<b>\$106,500</b>	<b>\$8,875</b>
	<b>OPERATING EXPENSES</b>			
5010	Bank/Coupon/Admin/Office	\$1,500	\$1,500	\$125
5220	Termite Warrenty (New)	\$0	\$1,200	\$100
5300	Insurance	\$24,000	\$24,000	\$2,000
5400	Lawn Service contract	\$15,216	\$15,816	\$1,318
5410	Tree Trimming	\$0	\$4,000	\$333
5600	License Permits	\$200	\$200	\$17
5800	Management Fee	\$6,000	\$6,000	\$500
5900	Professional - Legal	\$2,016	\$2,200	\$183
5910	Professional - Tax	\$504	\$675	\$56
6100	Reapir/Maint - Buildings	\$7,200	\$5,000	\$417
6110	Repair/Maint - Grounds	\$4,800	\$4,173	\$348
6120	Repair/Maint - Sprinklers	\$1,800	\$2,000	\$167
6140	Repair/Maint - Janitorial	\$2,520	\$2,600	\$217
6200	Pool - Maintenance	\$4,200	\$3,900	\$325
6210	Pool - Supplies/Repairs	\$420	\$1,200	\$100
7000	Utilities - Electric	\$4,560	\$5,500	\$458
7003	Utilities - Trash	\$12,000	\$13,400	\$1,117
7004	Utilities - Water/Sewer	\$360	\$500	\$42
8000	Operating Contingency	\$2,548	\$3,000	\$250
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$89,844</b>	<b>\$96,864</b>	<b>\$8,072</b>
	<b>RESERVES</b>			
9010	Reserves Painting	\$3,456	\$3,456	\$288
9020	Reserves Paving	\$1,104	\$1,104	\$92
9030	Reserves Roofing	\$1,860	\$1,860	\$155
9040	Reserves Walls/Fences	\$1,800	\$1,800	\$150
9080	Reserves Interest	\$0	\$0	\$0
9100	Reserves Pool	\$1,416	\$1,416	\$118
	<b>TOTAL RESERVES</b>	<b>\$9,636</b>	<b>\$9,636</b>	<b>\$803</b>
	<b>TOTAL EXPENSES</b>	<b>\$99,480</b>	<b>\$106,500</b>	<b>\$8,875</b>

ABOVE BUDGET SHOWS \$15.00 INCREASE TO MAKE UP REVENUE LOSS RESULTING FROM 2 FORCLOSURES. MONTHLY FEES WILL BE \$225.00 EFFECTIVE JANUARY, 2009

A FULLY FUNDED BUDGET WOULD REFLECT A MONTHLY MAINTENANCE FEE OF \$293.94