

GREENBRIER PRESERVE, A PLANNED COMMUNITY ASSOCIATION

2020 ANNUAL BUDGET

A. INCOME

1. Assessment. The monthly assessment to cover common expenses of the Association for each of the 7 Units is \$120.00 per month for twelve months. This yields total annual income of \$10,080.00 per year (\$120.00 x 7 units x 12 months totaling \$10,080.00 annual income).

2. The Association will also receive interest income on funds maintained in the General Operating Account. Late charges will also be received by the Association. Interest income and late charges have not been factored into the budget.

B. EXPENSES

1. Common Facilities Lawn Care. The Association shall be responsible to mow the lawn in the common Open Space area including the basin area. Twenty-six (26) mowings for the open space and basin area per year have been included in this estimate.

2. Landscaping. The Association will be responsible to mulch all trees and shrubs within the open space areas and trimming as needed. Mulching will take place twice a year in the early spring and fall.

3. Turf Management. The Association will be responsible for administering a fertilizer, weed prevention and grub/pest prevention program consisting of six (6) treatments throughout the season in the open space area.

4. Basin Management. The Association will be responsible for the maintaining the basin area, general cleaning and proper growth of special grasses

5. Trash Collection. The Association is responsible for providing weekly trash collection to each individual homeowner's unit. The collection will include trash and recycling collection and will be once a week.

6. Insurance. The Association will provide minimum insurance as required by the Declaration on the Common Facilities. Each Unit Owner is responsible for insuring their Unit and its contents.

7. Repairs and Maintenance. The Association is responsible for maintaining and repairing the Common Facilities owned by the Association. The Association is responsible for maintaining the sidewalks bordering the Open Space area

8. Management Fees. The Association retains a management company for the Community to assist with the collection of monthly dues, payment of monthly expenses, coordination of contracted services, maintaining the books and preparation of the annual tax return.

9. Office & Administrative. This expense includes the estimated costs of the Association's stationary, postage, copying, mailings, bank service charges and any other miscellaneous Association office and/or administrative expenses.

10. Reserves. This expense is established for unanticipated expenses or can be set aside for future maintenance, repair and replacement of the Common Facilities.

C. ANNUAL BUDGET FOR YEAR 2020

Income:

Annual Assessments - \$120.00 x 7 units x 12 months totaling \$10,080.00 annual income.

Common Expenses:

Common Facilities Lawn care	\$2,470.00
Landscaping	\$1,370.00
Turf Management	\$870.00
Basin Management	\$1,080.00
Trash Collection	\$1,500.00
Insurance	\$425.00
Repairs and Maintenance	\$800.00
Management fees	\$1,225.00
Office & Administrative	\$140.00
Reserves	\$200.00
TOTAL COMMON EXPENSES	\$10,080.00 per year