



Community Association, Inc.
Suwanee, Georgia 30024
www.shadowbrooktchoa.com

Date November 13, 2009

To: Shadowbrook Homeowners

From: Board of Directors
 Shadowbrook at Town Center Community Association, Inc.

Dear Fellow Homeowner,

The Board of Directors is pleased to announce the 2010 budget is finished and there are NO increases in fees for the homeowners next year. The balance sheet looks healthier than in years past and the Association is on track with contributions to the reserve accounts. As the reserves continue to grow, the improvements necessary to keep this community looking its best will continue to move forward; in fact, new landscape enhancements, pressure washed sidewalks and exterior townhome painting are just a few of the improvements identified for 2010.

The Association's ability to make these improvements relies on you, the homeowner. The Board recognizes the sacrifice you have made during these tough economic times and we appreciate all your commitment to the community we all share.

If you have any questions or concerns, please e-mail the Board directly at shadowbrookhoa@gmail.com , or contact Jessica Mooney at G.W. & Associates. Jessica can be reached at (678) 407-6307 or jmooney@gwmgt.com .

Thank you!

The Board of Directors
Shadowbrook at Town Center Community Association Inc.

P.S. - To keep you updated on community news, the Board of Directors would like to initiate a new email information delivery system. This will require some additional help from you. In order for this to work, the Association requests your email address to compile a Community Database. This will be used for Community information only and will not be shared with third parties. If you are interested in receiving updates via email, please respond by sending your name and Opt-In to shadowbrookhoa@gmail.com.

**SHADOWBROOK AT TOWN CENTER COMMUNITY ASSOCIATION, INC.
2010 BUDGET**

	<u>COMMON</u>	<u>TOWNHOMES</u>	<u>SINGLE-FAMILY</u>	<u>TOTALS</u>
<u>INCOME</u>				
OPERATING RECEIPTS				
Townhome Homeowners Fees 116 Units	\$ 62,640.00	\$ 108,576.00	\$ -	\$ 171,216.00
Single-Family Homeowners Fee 85 Units	\$ 45,900.00	\$ -	\$ 61,200.00	\$ 107,100.00
TOTAL OPERATING RECEIPTS	\$ 108,540.00	\$ 108,576.00	\$ 61,200.00	\$ 278,316.00
TOTAL INCOME	\$ 108,540.00	\$ 108,576.00	\$ 61,200.00	\$ 278,316.00

EXPENSE

OPERATING EXPENSES

GENERAL & ADMIN EXPENSES

Administrative Expense	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00
Postage	\$ 1,600.00	\$ -	\$ -	\$ 1,600.00
Legal	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
Accounting	\$ 250.00	\$ -	\$ -	\$ 250.00
Insurance	\$ 2,070.00	\$ -	\$ -	\$ 2,070.00
Common Area Taxes	\$ 500.00	\$ -	\$ -	\$ 500.00
Income Taxes	\$ 150.00	\$ -	\$ -	\$ 150.00
Management	\$ 25,780.00	\$ -	\$ -	\$ 25,780.00
Association Events	\$ 300.00	\$ -	\$ -	\$ 300.00
Website Maintenance	\$ 100.00	\$ -	\$ -	\$ 100.00
TOTAL GENERAL & ADMIN EXPENSES	\$ 49,250.00	\$ -	\$ -	\$ 49,250.00

LAND MAINTENANCE EXPENSES

Electricity/Street Lights	\$ 3,120.00	\$ -	\$ -	\$ 3,120.00
Electricity/Up Lights	\$ 6,513.00	\$ -	\$ -	\$ 6,513.00
Water	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
Landscaping Contract	\$ 4,608.00	\$ 20,772.00	\$ 34,620.00	\$ 60,000.00
Seasonal Flowers	\$ 2,880.00	\$ -	\$ -	\$ 2,880.00
Pinestraw	\$ 1,835.00	\$ 8,264.00	\$ 13,771.00	\$ 23,870.00
Grounds Maintenance & Improvements	\$ -	\$ -	\$ -	\$ -
Uplight Maintenance Contract	\$ 4,350.00	\$ -	\$ -	\$ 4,350.00
Detention Pond Maintenance	\$ 1,650.00	\$ -	\$ -	\$ 1,650.00
Irrigation Repair & Maintenance	\$ 1,600.00	\$ -	\$ -	\$ 1,600.00
TOTAL LAND MAINTENANCE EXPENSES	\$ 28,556.00	\$ 29,036.00	\$ 48,391.00	\$ 105,983.00

DWELLING EXPENSES

Exterior Townhome Maintenance	\$ -	\$ -	\$ -	\$ -
Sanitation	\$ -	\$ 18,792.00	\$ 13,770.00	\$ 32,562.00
Termite Bond	\$ -	\$ 10,427.00	\$ -	\$ 10,427.00
TOTAL DWELLING EXPENSES	\$ -	\$ 29,219.00	\$ 13,770.00	\$ 42,989.00

CAPITAL EXPENDITURES

Exterior Townhome Painting	\$ -	\$ 100,000.00	\$ -	\$ 100,000.00
	\$ -	\$ 100,000.00	\$ -	\$ 100,000.00

TOTAL P&L OPERATING EXPENSES **\$ 77,806.00** **\$ 158,255.00** **\$ 62,161.00** **\$ 298,222.00**

OTHER CASH ACTIVITY

Bad Debt	\$ 13,000.00	\$ -	\$ -	\$ 13,000.00
Reserve Funding	\$ 17,200.00	\$ 50,500.00	\$ -	\$ 67,700.00
Reserve Withdrawals	\$ -	\$ (100,000.00)	\$ -	\$ (100,000.00)
NET OTHER CASH ACTIVITY	\$ 30,200.00	\$ (49,500.00)	\$ -	\$ (19,300.00)

TOTAL CASH REQUIREMENTS **\$ 108,006.00** **\$ 108,755.00** **\$ 62,161.00** **\$ 278,922.00**

Townhome Fee Per Month	116 Units	\$ 45.00	\$ 78.00	\$ -	\$ 123.00
Single-Family Fee Per Month	85 Units	\$ 45.00	\$ -	\$ 60.00	\$ 105.00

*Due to rounding, there is a small disparity between Income and Expenses.