

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2017 - DECEMBER 31, 2017 APPROVED BUDGET

103

ACCT

2016 ANNUAL 2017 ANNUAL 2017 MONTHLY

4010	Unit Maintenance Fees	\$238,176	\$242,256	\$20,188
4500	Application Income	\$1,000	\$1,000	\$83
4800	Other Income	\$4,800	\$0	\$0
	TOTAL REVENUE	\$243,976	\$243,256	\$20,271
OPERATING EXPENSES				
5010	Administrative Bank/Coupons	\$3,000	\$3,300	\$275
5015	Web Site	\$400	\$400	\$33
5300	Insurance - Flood	\$36,300	\$36,300	\$3,025
5310	Insurance - Hazard (Oct 15)	\$41,626	\$34,818	\$2,902
5400	Lawn Service Contract	\$14,040	\$14,040	\$1,170
5420	Lawn Sprinklers - Maintenance & Repair	\$500	\$1,000	\$83
5510	Termites - Buildings	\$600	\$600	\$50
5600	License / Permit Fees & Taxes	\$150	\$150	\$13
5610	Division Fees	\$272	\$272	\$23
5800	Management Fee	\$8,124	\$8,124	\$677
5900	Professional - Legal	\$9,000	\$9,000	\$750
5910	Audit & Tax Prep (due 2017)	\$325	\$1,000	\$83
6100	Repair / Maintenance - Buildings	\$7,000	\$7,000	\$583
6110	Repair / Maintenance - Grounds	\$1,000	\$1,000	\$83
6200	Pool - Contract Maintenance / Supplies	\$2,200	\$3,859	\$322
7001	Electric	\$3,300	\$2,700	\$225
7002	Utilities - Water / Sewer	\$30,000	\$35,000	\$2,917
7004	Utilities - Trash	\$24,529	\$29,500	\$2,458
7006	Cable TV (2017)	\$29,704	\$31,525	\$2,627
8000	Operating Contingency	\$2,000	\$3,484	\$290
	TOTAL OPERATING EXPENSES	\$214,070	\$223,072	\$18,589

RESERVES

9020	Reserves Painting	\$9,000	\$5,456	\$455
9040	Reserves Paving/Seal Coat	\$1,134	\$1,270	\$106
9060	Reserves Roofing	\$6,965	\$6,965	\$580
9070	Reserves Fence	\$398	\$0	\$0
9080	Reserves Pool	\$849	\$978	\$82
9100	Reserves Deferred Maintenance	\$11,560	\$5,515	\$460
	TOTAL RESERVES	\$29,906	\$20,184	\$1,682

TOTAL EXPENSES

\$243,976	\$243,256	\$20,271
\$0	\$0	

YOUR NEW 2017 MAINTENANCE FEES WILL BE:

Unit A	\$	274.28
Unit B/C	\$	304.66
Unit D	\$	303.92

APPROVED 12/07/16

**RESERVE ANALYSIS
EASTWOOD SHORES CONDO #4
JANUARY 1, 2017 - DECEMBER 31, 2017**

RESERVES	Current Replacement cost	Current Reserves thru 12/31/2016	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2017 Fully Funded Annual Reserves	2017 Actual Budgeted Amount
Reserves Painting	\$68,000	\$24,349	8	8	\$43,651	\$5,456	\$5,456
Reserves Paving/Seal Coat	\$40,000	\$8,253	30	25	\$31,747	\$1,270	\$1,270
Reserves Roofing	\$204,000	\$8,965	30	28	\$195,035	\$6,966	\$6,965
Reserves Fence	\$10,000	\$6,414					\$0
Reserves Pool	\$20,000	\$5,324	15	15	\$14,676	\$978	\$978
Reserves Deferred Maintenance		\$16,420				\$0	\$5,515
TOTALS	\$342,000	\$69,725			\$285,109	\$14,670	\$20,184

Your Monthly Maintenance Fees for 2017 will be : ↓

number of units	Percentage	Unit Type	Cable ea. Per mth	2017 Mthly fee with cable
17	1.3419	A	\$ 38.63	\$274.28
34	1.5149	B/C	\$ 38.63	\$304.66
17	1.5107	D	\$ 38.63	\$303.92

NEW 2017 MONTHLY MAINTENANCE FEES ↑