

**EASTWOOD SHORES CONDO #4**

68 Units

**JANUARY 1, 2018 - DECEMBER 31, 2018 PROPOSED BUDGET**

*Robert*  
12/13/17 103

ACCT

2017 ANNUAL 2018 ANNUAL 2018 MONTHLY

4010	Unit Maintenance Fees	\$242,256	\$281,324	\$23,444
4500	Application Income	\$1,000	\$1,000	\$83
	<b>TOTAL REVENUE</b>	<b>\$243,256</b>	<b>\$282,324</b>	<b>\$23,527</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative Bank/Coupons	\$3,300	\$2,700	\$225
5020	Stevens & Stevens Storage 24 Boxes	\$0	\$600	\$50
5015	Web Site	\$400	\$400	\$33
5300	Insurance - Flood Possible 2% Increase	\$36,300	\$47,850	\$3,988
5310	Insurance - Hazard (Oct 15)	\$34,818	\$36,100	\$3,008
5400	Lawn Service Contract	\$14,040	\$14,040	\$1,170
5420	Lawn Sprinklers - Maintenance & Repair	\$1,000	\$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	\$4,718	\$393
5910	Audit & Tax Prep (due 2017)	\$1,000	\$1,000	\$83
6100	Repair / Maintenance - Buildings	\$7,000	\$8,000	\$667
6110	Repair / Maintenance - Grounds	\$1,000	\$1,500	\$125
6200	Pool - Contract Maintenance / Supplies	\$3,859	\$3,975	\$331
7001	Electric	\$2,700	\$2,700	\$225
7002	Utilities - Water / Sewer	\$35,000	\$41,000	\$3,417
7004	Utilities - Trash	\$29,500	\$33,100	\$2,758
7006	Cable TV (2018)	\$31,525	\$31,924	\$2,660
7900	Loan Payment - Interest Only (2yr)	\$0	\$1,800	\$150
8000	Operating Contingency	\$3,484	\$1,184	\$99
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$223,072</b>	<b>\$242,737</b>	<b>\$20,228</b>

**RESERVES**

9020	Reserves Painting	\$5,456	\$8,656	\$721
9040	Reserves Paving/Seal Coat	\$1,270	\$1,270	\$106
9060	Reserves Roofing	\$6,965	\$6,966	\$581
9080	Reserves Pool	\$978	\$979	\$82
9100	Reserves Deferred Maintenance	\$5,515	\$0	\$0
9105	Loan Payment - Principal	\$0	\$21,716	\$1,810
	<b>TOTAL RESERVES</b>	<b>\$20,184</b>	<b>\$39,587</b>	<b>\$3,299</b>

**TOTAL EXPENSES**

<b>\$243,256</b>	<b>\$282,324</b>	<b>\$23,527</b>
	(\$0)	

**YOUR NEW 2018 MAINTENANCE FEES WILL BE:**

<u>Unit A</u>	\$	313.35
<u>Unit B/C</u>	\$	349.31
<u>Unit D</u>	\$	348.43

**RESERVE ANALYSIS  
EASTWOOD SHORES CONDO #4  
JANUARY 1, 2018 - DECEMBER 31, 2018**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2018	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2018 Fully Funded Annual Reserves	2018 Actual Budgeted Amount
Reserves Painting	\$68,000	\$7,410	8	7	\$60,590	\$8,656	\$8,656
Reserves Paving/Seal Coat	\$40,000	\$9,523	30	24	\$30,477	\$1,270	\$1,270
Reserves Roofing	\$204,000	\$15,930	30	27	\$188,070	\$6,966	\$6,966
Reserves Fence	\$10,000	\$6,414			\$3,586	\$0	\$0
Reserves Pool	\$20,000	\$6,301	15	14	\$13,699	\$979	\$979
Reserves Deferred Maintenance		\$16,420			\$0	\$0	\$0
Loan Payment / Interest	\$47,031		2	2	\$47,031	\$0	\$21,716
<b>TOTALS</b>	<b>\$389,031</b>	<b>\$61,998</b>			<b>\$296,422</b>	<b>\$17,870</b>	<b>\$39,587</b>

Your Monthly Maintenance Fees for 2018 will be : ↓

number of units	Percentage	Unit Type	Cable ea. Per mth	2018 Mthly fee with cable	2017	Increase
17	1.3419	A	\$ 34.45	<u>\$313.35</u>	\$274.28	\$39.07
34	1.5149	B/C	\$ 34.45	<u>\$349.31</u>	\$304.66	\$44.65
17	1.5107	D	\$ 34.45	<u>\$348.43</u>	\$303.92	\$44.51

**NEW 2018 MONTHLY MAINTENANCE FEES** ↑