

**EASTWOOD SHORES CONDO #4**

68 Units

**JANUARY 1, 2019- DECEMBER 31, 2019 APPROVED BUDGET**  
 APPROVED 12/13/18

103

ACCT		2018 ANNUAL	2019 APPROVED ANNUAL	2019 APPROVED MONTHLY
4010	Unit Maintenance Fees	\$281,324	\$281,324	\$23,444
	<b>TOTAL REVENUE</b>	<b>\$281,324</b>	<b>\$281,324</b>	<b>\$23,444</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative Bank/Coupons	\$2,700	\$3,600	\$300
5020	Stevens & Stevens Storage 26 Boxes x \$45.00ea.	\$600	\$1,170	\$98
5015	Web Site	\$400	\$400	\$33
5300	Insurance - Flood (Oct 15) Financing \$1621.26	\$47,850	\$40,926	\$3,411
5310	Insurance - Property/Liability (Oct 15)	\$36,100	\$36,472	\$3,039
5400	Lawn Service Contract	\$14,040	\$14,040	\$1,170
5420	Lawn Sprinklers - Maintenance & Repair	\$1,000	\$2,000	\$167
5510	Termites - Buildings	\$600	\$2,000	\$167
5600	License / Permit Fees & Taxes	\$150	\$150	\$13
5610	Division Fees	\$272	\$272	\$23
5800	Management Fee	\$8,124	\$9,324	\$777
5900	Professional - Legal	\$4,718	\$7,500	\$625
5910	Audit & Tax Prep (due 2017)	\$1,000	\$325	\$27
6100	Repair / Maintenance - Buildings	\$8,000	\$9,500	\$792
6110	Repair / Maintenance - Grounds	\$1,500	\$3,600	\$300
6200	Pool - Contract Maintenance / Supplies	\$3,975	\$4,810	\$401
7001	Electric	\$2,700	\$3,100	\$258
7002	Utilities - Water / Sewer	\$41,000	\$38,134	\$3,178
7004	Utilities - Trash	\$33,100	\$27,516	\$2,293
7006	Cable TV (2019)	\$31,924	\$36,720	\$3,060
7900	Loan Payment - Maturity 8/25/19	\$1,800	\$1,960	\$163
8000	Operating Contingency	\$1,184	\$0	\$0
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$242,737</b>	<b>\$243,519</b>	<b>\$20,293</b>
	<b>RESERVES</b>			
9020	Reserves Painting	\$8,656	\$9,526	\$794
9040	Reserves Paving/Seal Coat	\$1,270	\$2,372	\$198
9060	Reserves Roofing	\$6,966	\$8,752	\$729
9080	Reserves Pool	\$979	\$868	\$72
9100	Reserves Deferred Maintenance	\$0	\$0	\$0
9105	Loan Payment - Principal	\$21,716	\$16,287	\$1,357
	<b>TOTAL RESERVES</b>	<b>\$39,587</b>	<b>\$37,805</b>	<b>\$3,150</b>
	<b>TOTAL EXPENSES</b>	<b>\$282,324</b>	<b>\$281,324</b>	<b>\$23,444</b>
			\$0	

YOUR 2019 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, 2019 - DECEMBER 31, 2019**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 1/1/2019</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2019 Fully Funded Annual Reserves</b>	<b>2019 Actual Budgeted Amount</b>
Reserves Painting	\$78,200	\$21,044	8	6	\$57,156	\$9,526	\$9,526
Reserves Paving/Seal Coat	\$40,000	\$11,532	30	12	\$28,468	\$2,372	\$2,372
Reserves Roofing	\$246,500	\$27,709	30	25	\$218,791	\$8,752	\$8,752
Reserves Pool	\$20,000	\$7,851	15	14	\$12,149	\$868	\$868
Reserves Deferred Maintenance		\$7,858					\$0
Loan Payment / Interest	\$47,031	\$30,744	2	1	\$16,287	\$16,287	\$16,287
<b>TOTALS</b>	<b>\$431,731</b>	<b>\$106,738</b>			<b>\$332,851</b>	<b>\$37,805</b>	<b>\$37,805</b>

**Your Monthly Maintenance Fees for 2019 will be :** ↓

<b>number of units</b>	<b>Percentage</b>	<b>Unit Type</b>	<b>Cable ea. Per mth</b>	<b>2019 Mthly fee with cable</b>
17	1.3419	A	\$ 45.00	<u>\$313.35</u>
34	1.5149	B/C	\$ 45.00	<u>\$349.31</u>
17	1.5107	D	\$ 45.00	<u>\$348.43</u>
<b>2019 MONTHLY MAINTENANCE FEES</b>				↑