

EASTWOOD SHORES CONDO #4

68 Units

Approved

Robert P...

12/12/19

JANUARY 1, 2020- DECEMBER 31, 2020 PROPOSED BUDGET

DN

ACCT		2019 ANNUAL	2020 PROPOSED ANNUAL	2020 PROPOSED MONTHLY
4010	Unit Maintenance Fees	\$281,324	\$281,324	\$23,444
	TOTAL REVENUE	\$281,324	\$281,324	\$23,444
	OPERATING EXPENSES			
5010	Administrative Bank/Coupons	\$3,600	\$4,200	\$350
5020	Stevens & Stevens Storage 27 Boxes x \$45.00ea.	\$1,170	\$1,215	\$101
5015	Web Site	\$400	\$400	\$33
5300	Insurance - Flood (Oct 15) Financing \$1621.26	\$40,926	\$32,887	\$2,741
5310	Insurance - Property/Liability (Oct 15)	\$36,472	\$31,850	\$2,654
5400	Lawn Service Contract	\$14,040	\$14,040	\$1,170
5420	Lawn Sprinklers - Maintenance & Repair	\$2,000	\$2,500	\$208
5510	Termites - Buildings	\$2,000	\$2,500	\$208
5600	License / Permit Fees & Taxes	\$150	\$150	\$13
5610	Division Fees	\$272	\$272	\$23
5800	Management Fee	\$9,324	\$9,324	\$777
5900	Professional - Legal	\$7,500	\$5,000	\$417
5910	Computation Audit & Tax Prep	\$325	\$325	\$27
6100	Repair / Maintenance - Buildings	\$9,500	\$15,000	\$1,250
6110	Repair / Maintenance - Grounds	\$3,600	\$7,500	\$625
6200	Pool - Contract Maintenance / Supplies	\$4,810	\$6,000	\$500
7001	Electric	\$3,100	\$3,200	\$267
7002	Utilities - Water / Sewer	\$38,134	\$37,000	\$3,083
7004	Utilities - Trash	\$27,516	\$13,056	\$1,088
7006	Cable TV	\$36,720	\$43,000	\$3,583
7900	Loan Payment - Maturity 8/25/19	\$1,960	\$0	\$0
8000	Operating Contingency	\$0	\$19,831	\$1,653
	TOTAL OPERATING EXPENSES	\$243,519	\$249,250	\$20,771
	RESERVES			
9020	Reserves Painting	\$10,574	\$10,574	\$881
9040	Reserves Paving/Seal Coat	\$2,440	\$3,000	\$250
9060	Reserves Roofing	\$9,038	\$12,000	\$1,000
9080	Reserves Pool	\$1,045	\$1,500	\$125
9100	Reserves Deferred Maintenance	\$0	\$5,000	\$417
	TOTAL RESERVES	\$23,096	\$32,074	\$2,673

TOTAL EXPENSES

\$266,615	\$281,324	\$23,444
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\$0

YOUR 2020 MAINTENANCE FEES WILL BE:

Unit A	\$	313.35
Unit B/C	\$	349.31
Unit D	\$	348.43

**RESERVE ANALYSIS
EASTWOOD SHORES CONDO #4
JANUARY 1, 2020 - DECEMBER 31, 2020**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2020	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2020 Fully Funded Annual Reserves	2020 Actual Budgeted Amount
Reserves Painting	\$78,200	\$25,329	8	5	\$52,871	\$10,574	\$10,574
Reserves Paving/Seal Coat	\$40,000	\$13,165	30	11	\$26,835	\$2,440	\$3,000
Reserves Roofing	\$246,500	\$29,598	30	24	\$216,902	\$9,038	\$12,000
Reserves Pool	\$20,000	\$6,413	15	13	\$13,587	\$1,045	\$1,500
Reserves Deferred Maintenance		\$7,858					\$5,000
TOTALS	\$384,700	\$82,363			\$310,195	\$23,096	\$32,074

Your Monthly Maintenance Fees for 2020 will be: ↓

number of units	Percentage	Unit Type	Cable ea. Per mth	2020 Mthly fee with cable
17	1.3419	A	\$ 45.00	\$313.35
34	1.5149	B/C	\$ 45.00	\$349.31
17	1.5107	D	\$ 45.00	\$348.43
2020 MONTHLY MAINTENANCE FEES				↑