

**EASTWOOD SHORES CONDO #4**

68 Units

**JANUARY 1, 2021- DECEMBER 31, 2021 APPROVED BUDGET**

DN

ACCT		2020 ANNUAL	2021 APPROVED ANNUAL	2021 APPROVED MONTHLY
4010	Unit Maintenance Fees	\$281,324	\$277,522	\$23,127
	<b>TOTAL REVENUE</b>	<b>\$281,324</b>	<b>\$277,522</b>	<b>\$23,127</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative Bank/Coupons	\$4,200	\$4,200	\$350
5020	Stevens & Stevens Storage 27 Boxes x \$45.00ea.	\$1,215	\$1,215	\$101
5015	Web Site	\$400	\$595	\$50
5300	Insurance - Flood (Oct 15) Financing \$1621.26	\$32,887	\$34,000	\$2,833
5310	Insurance - Property/Liability (Oct 15)	\$31,850	\$43,150	\$3,596
5400	Lawn Service Contract	\$14,040	\$15,000	\$1,250
5420	Lawn Sprinklers - Maintenance & Repair	\$2,500	\$1,600	\$133
5510	Termites - Buildings	\$2,500	\$2,500	\$208
5600	License / Permit Fees & Taxes	\$150	\$80	\$7
5610	Division Fees	\$272	\$272	\$23
5800	Management Fee	\$9,324	\$9,324	\$777
5900	Professional - Legal	\$5,000	\$2,500	\$208
5910	Computation Audit & Tax Prep Sub to vote	\$325	\$1,000	\$83
6100	Repair / Maintenance - Buildings	\$15,000	\$15,722	\$1,310
6110	Repair / Maintenance - Grounds	\$7,500	\$7,500	\$625
6200	Pool - Contract Maintenance / Supplies	\$6,000	\$6,000	\$500
7001	Electric	\$3,200	\$4,395	\$366
7002	Utilities - Water / Sewer	\$37,000	\$41,239	\$3,437
7004	Utilities - Trash	\$13,056	\$13,056	\$1,088
7006	Cable TV	\$43,000	\$44,641	\$3,720
8000	Operating Contingency	\$19,831	\$2,000	\$167
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$249,250</b>	<b>\$249,989</b>	<b>\$20,832</b>
	<b>RESERVES</b>			
9020	Reserves Painting	\$10,574	\$10,574	\$881
9040	Reserves Paving/Seal Coat	\$3,000	\$2,384	\$199
9060	Reserves Roofing	\$12,000	\$7,800	\$650
9080	Reserves Pool	\$1,500	\$1,222	\$102
9100	Reserves Deferred Maintenance	\$5,000	\$5,553	\$463
	<b>TOTAL RESERVES</b>	<b>\$32,074</b>	<b>\$27,533</b>	<b>\$2,294</b>
	<b>TOTAL EXPENSES</b>	<b>\$281,324</b>	<b>\$277,522</b>	<b>\$23,127</b>

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YOUR 2021 MAINTENANCE FEES WILL BE:

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

APPROVED 12/10/20

**RESERVE ANALYSIS  
EASTWOOD SHORES CONDO #4  
JANUARY 1, 2021 - DECEMBER 31, 2021**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2021	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2021 Fully Funded Annual Reserves	2021 Actual Budgeted Amount
Reserves Painting	\$78,200	\$35,903	8	4	\$42,297	\$10,574	\$10,574
Reserves Paving/Seal Coat	\$40,000	\$16,165	30	10	\$23,835	\$2,384	\$2,384
Reserves Roofing 17 Buildings	\$221,000	\$41,598	30	23	\$179,402	\$7,800	\$7,800
Reserves Pool	\$20,000	\$5,341	15	12	\$14,659	\$1,222	\$1,222
Reserves Deferred Maintenance		\$5,000				\$8,246	\$5,553
<b>TOTALS</b>	<b>\$359,200</b>	<b>\$104,008</b>			<b>\$260,193</b>	<b>\$30,225</b>	<b>\$27,533</b>

Your Monthly Maintenance Fees for 2021 will be : ↓

number of units	Percentage	Unit Type	Cable ea. Per mth	2021 Mthly fee with cable
17	1.3419	A	\$ 54.71	\$313.35
34	1.5149	B/C	\$ 54.71	\$349.31
17	1.5107	D	\$ 54.71	\$348.43

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**2021 MONTHLY MAINTENANCE FEES**