

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2022 - DECEMBER 31, 2022 PROPOSED BUDGET

Adopted
12/2/21
BW

ACCT	2021 ANNUAL	2022 PROPOSED ANNUAL	2022 PROPOSED MONTHLY
4010 Unit Maintenance Fees	\$277,522	\$288,563	\$24,047
TOTAL REVENUE	\$277,522	\$288,563	\$24,047
OPERATING EXPENSES			
5010 Administrative Bank/Coupons	\$4,200	\$4,400	\$367
5020 Stevens & Stevens Storage 27 Boxes x \$45.00ea.	\$1,215	\$1,260	\$105
5015 Web Site	\$595	\$595	\$50
5300 Insurance - Flood (Oct 15) Financing \$1621.26	\$34,000	\$32,787	\$2,732
5310 Insurance - Property/Liability (Oct 15)	\$43,150	\$46,661	\$3,888
5400 Lawn Service Contract	\$15,000	\$16,044	\$1,337
5420 Lawn Sprinklers - Maintenance & Repair	\$1,600	\$2,500	\$208
5510 Termites - Buildings	\$2,500	\$5,600	\$467
5600 License / Permit Fees & Taxes	\$80	\$80	\$7
5610 Division Fees	\$272	\$272	\$23
5800 Management Fee	\$9,324	\$10,200	\$850
5900 Professional - Legal	\$2,500	\$2,700	\$225
5910 Computation Audit & Tax Prep Sub to vote	\$1,000	\$1,000	\$83
6100 Repair / Maintenance - Buildings	\$15,722	\$15,800	\$1,317
6110 Repair / Maintenance - Grounds/Plantings	\$7,500	\$7,500	\$625
6200 Pool - Contract Maintenance / Supplies	\$6,000	\$7,700	\$642
7001 Electric	\$4,395	\$3,800	\$317
7002 Utilities - Water / Sewer	\$41,239	\$35,800	\$2,983
7004 Utilities - Trash	\$13,056	\$13,709	\$1,142
7006 Cable TV	\$44,641	\$47,930	\$3,994
8000 Operating Contingency	\$2,000	\$2,000	\$167
TOTAL OPERATING EXPENSES	\$249,989	\$258,338	\$21,528
RESERVES			
9020 Reserves Painting	\$10,574	\$10,574	\$881
9040 Reserves Paving/Seal Coat	\$2,384	\$2,383	\$199
9060 Reserves Roofing	\$7,800	\$7,800	\$650
9080 Reserves Pool	\$1,222	\$1,222	\$102
9100 Reserves Deferred Maintenance	\$5,553	\$8,246	\$687
TOTAL RESERVES	\$27,533	\$30,225	\$2,519
TOTAL EXPENSES	\$277,522	\$288,563	\$24,047

\$0

YOUR NEW 2022 MAINTENANCE FEES WILL BE:

Unit A	\$ 327.83
Unit B/C	\$ 362.52
Unit D	\$ 361.68

**RESERVE ANALYSIS
EASTWOOD SHORES CONDO #4
JANUARY 1, 2022 - DECEMBER 31, 2022**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2022	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2022 Fully Funded Annual Reserves	2022 Actual Budgeted Amount
Reserves Painting	\$78,200	\$46,477	8	3	\$31,723	\$10,574	\$10,574
Reserves Paving/Seal Coat	\$40,000	\$18,549	30	9	\$21,451	\$2,383	\$2,383
Reserves Roofing 17 Buildings	\$221,000	\$49,398	30	22	\$171,602	\$7,800	\$7,800
Reserves Pool	\$20,000	\$6,563	15	11	\$13,437	\$1,222	\$1,222
Reserves Deferred Maintenance		\$10,553				\$8,246	\$8,246
TOTALS	\$359,200	\$131,540			\$238,213	\$30,225	\$30,225

Your Monthly Maintenance Fees for 2022 will be :

number of units	Percentage	Unit Type	Cable ea. Per mth	Mthly fee with cable	2022 Mthly fee with cable
17	1.3419%	A	\$ 58.74	\$313.35	\$327.83
34	1.5149%	B/C	\$ 58.74	\$349.31	\$362.52
17	1.5107%	D	\$ 58.74	\$348.43	\$361.68
2022 NEW MONTHLY MAINTENANCE FEES					↑