

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2011 - DECEMBER 31, 2011 APPROVED BUDGET

| ACCT | REVENUE | 2010 ANNUAL | 2011 ANNUAL | MONTHLY AMOUNT |
|------|---|------------------|------------------|-----------------|
| 4010 | Unit Maintenance Fees | \$238,176 | \$238,176 | \$19,848 |
| 4410 | Interest Reserves | \$0 | \$0 | \$0 |
| 4500 | Application Income | | \$750 | \$63 |
| 4800 | Other Income | \$100 | \$100 | \$8 |
| | TOTAL REVENUE | \$238,276 | \$239,026 | \$19,919 |
| | OPERATING EXPENSES | | | |
| 5010 | Administrative Bank/Coupons | \$2,400 | \$2,400 | \$200 |
| 5015 | Web Site | \$396 | \$100 | \$8 |
| 5300 | Insurance - Flood | \$29,500 | \$36,000 | \$3,000 |
| 5310 | Insurance - Hazard (Oct 15) | \$55,000 | \$43,000 | \$3,583 |
| 5400 | Lawn Service Contract | \$10,800 | \$10,800 | \$900 |
| 5420 | Lawn Sprinklers - Maintenance & Repair | \$1,500 | \$1,500 | \$125 |
| 5500 | Lawn Fertilization & Chemical Treatment | \$2,700 | \$2,700 | \$225 |
| 5510 | Termites - Buildings | \$1,536 | \$1,200 | \$100 |
| 5600 | License / Permit Fees & Taxes | \$774 | \$208 | \$17 |
| 5610 | Division Fees | \$272 | \$272 | \$23 |
| 5800 | Management Fee | \$7,344 | \$7,344 | \$612 |
| 5900 | Professional - Legal | \$6,900 | \$6,900 | \$575 |
| 5910 | Audit & Tax Prep | \$275 | \$1,500 | \$125 |
| 6100 | Repair / Maintenance - Buildings | \$6,300 | \$9,680 | \$807 |
| 6110 | Repair / Maintenance - Grounds | \$3,000 | \$3,000 | \$250 |
| 6200 | Pool - Maintenance / Supplies | \$3,804 | \$4,100 | \$342 |
| 6400 | Maintenance Services | \$900 | \$0 | \$0 |
| 7001 | Electric | \$3,600 | \$4,000 | \$333 |
| 7002 | Utilities - Water / Sewer | \$35,000 | \$35,004 | \$2,917 |
| 7004 | Utilities - Trash | \$12,000 | \$14,124 | \$1,177 |
| 7006 | Cable TV (2011 New Rate) | \$19,308 | \$20,016 | \$1,668 |
| 8000 | Operating Contingency | \$3,725 | | \$0 |
| | TOTAL OPERATING EXPENSES | \$207,034 | \$203,848 | \$16,987 |
| | RESERVES | | | |
| 9020 | Reserves Painting | \$6,000 | \$5,000 | \$417 |
| 9040 | Reserves Paving/Seal Coat | \$4,800 | \$7,520 | \$627 |
| 9060 | Reserves Roofing | \$15,000 | \$15,000 | \$1,250 |
| 9070 | Reserves Fence | \$1,392 | \$1,000 | \$83 |
| 9075 | Reserves Building Infrastructure | \$3,600 | \$4,658 | \$388 |
| 9080 | Reserves Pool | \$1,200 | \$2,000 | \$167 |
| 9090 | Reserves Interest | \$0 | \$0 | \$0 |
| | TOTAL RESERVES | \$31,992 | \$35,178 | \$2,932 |
| | TOTAL EXPENSES | \$239,026 | \$239,026 | \$19,919 |
| | | | | \$0 |

Your new 2011 Monthly Maintenance Fees will be

| | | |
|-----------------|----|---------------|
| <u>Unit A</u> | \$ | <u>268.41</u> |
| <u>Unit B/C</u> | \$ | <u>299.96</u> |
| <u>Unit D</u> | \$ | <u>299.20</u> |