

**EASTWOOD SHORES CONDO #4**

68 Units

**JANUARY 1, 2013 - DECEMBER 31, 2013 APPROVED BUDGET**

Approved 11/27/12

ACCT	REVENUE	2012 ANNUAL	2013 ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$238,176	\$238,176	\$19,848
4500	Application Income	\$750	\$750	\$63
4800	Other Income	\$100	\$500	\$42
	<b>TOTAL REVENUE</b>	<b>\$239,026</b>	<b>\$239,426</b>	<b>\$19,952</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative Bank/Coupons	\$2,400	\$2,600	\$217
5015	Web Site	\$300	\$300	\$25
5300	Insurance - Flood	\$30,000	\$30,000	\$2,500
5310	Insurance - Hazard (Oct 15)	\$52,000	\$60,000	\$5,000
5400	Lawn Service Contract	\$11,340	\$11,340	\$945
5420	Lawn Sprinklers - Maintenance & Repair	\$500	\$500	\$42
5500	Lawn Fertilization & Chemical Treatment	\$2,700	\$2,700	\$225
5510	Termites - Buildings	\$600	\$600	\$50
5600	License / Permit Fees & Taxes	\$70	\$250	\$21
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	\$1,700	\$350	\$29
6100	Repair / Maintenance - Buildings	\$12,000	\$12,000	\$1,000
6110	Repair / Maintenance - Grounds	\$2,400	\$2,400	\$200
6200	Pool - Maintenance / Supplies	\$4,100	\$4,100	\$342
7001	Electric	\$3,600	\$3,600	\$300
7002	Utilities - Water / Sewer	\$32,000	\$33,000	\$2,750
7004	Utilities - Trash	\$15,600	\$18,000	\$1,500
7006	Cable TV (2013)	\$22,266	\$24,000	\$2,000
8000	Operating Contingency	\$2,476	\$1,209	\$101
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$210,568</b>	<b>\$221,465</b>	<b>\$18,455</b>
	<b>RESERVES</b>			
9020	Reserves Painting	\$358	\$0	\$0
9040	Reserves Paving/Seal Coat	\$2,000	\$1,992	\$166
9060	Reserves Roofing	\$15,000	\$15,000	\$1,250
9070	Reserves Fence	\$500	\$0	\$0
9075	Reserves Building Infrastructure	\$600	\$0	\$0
9080	Reserves Pool	\$10,000	\$969	\$81
	<b>TOTAL RESERVES</b>	<b>\$28,458</b>	<b>\$17,961</b>	<b>\$1,497</b>
	<b>TOTAL EXPENSES</b>	<b>\$239,026</b>	<b>\$239,426</b>	<b>\$19,952</b>
				\$0

Your 2013 Monthly Maintenance Fees will be

Unit A	\$	268.41
Unit B/C	\$	299.96
Unit D	\$	299.20