

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2012 - DECEMBER 31, 2012 APPROVED BUDGET

APPROVED 12/20/2011

ACCT	REVENUE	2011 ANNUAL	2012 ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$238,176	\$238,176	\$19,848
4410	Interest Reserves	\$0	\$0	\$0
4500	Application Income	\$750	\$750	\$63
4800	Other Income	\$100	\$100	\$8
	TOTAL REVENUE	\$239,026	\$239,026	\$19,919
	OPERATING EXPENSES			
5010	Administrative Bank/Coupons	\$2,400	\$2,400	\$200
5015	Web Site	\$100	\$300	\$25
5300	Insurance - Flood	\$36,000	\$30,000	\$2,500
5310	Insurance - Hazard (Oct 15)	\$43,000	\$52,000	\$4,333
5400	Lawn Service Contract	\$10,800	\$11,340	\$945
5420	Lawn Sprinklers - Maintenance & Repair	\$1,500	\$500	\$42
5500	Lawn Fertilization & Chemical Treatment	\$2,700	\$2,700	\$225
5510	Termites - Buildings	\$1,200	\$600	\$50
5600	License / Permit Fees & Taxes	\$208	\$70	\$6
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	\$1,500	\$1,700	\$142
6100	Repair / Maintenance - Buildings	\$9,680	\$12,000	\$1,000
6110	Repair / Maintenance - Grounds	\$3,000	\$2,400	\$200
6200	Pool - Maintenance / Supplies	\$4,100	\$4,100	\$342
7001	Electric	\$4,000	\$3,600	\$300
7002	Utilities - Water / Sewer	\$35,004	\$32,000	\$2,667
7004	Utilities - Trash	\$14,124	\$15,600	\$1,300
7006	Cable TV (2012 New Rate)	\$20,016	\$22,266	\$1,856
8000	Operating Contingency	\$0	\$2,476	\$206
	TOTAL OPERATING EXPENSES	\$203,848	\$210,568	\$17,547
	RESERVES			
9020	Reserves Painting	\$5,000	\$358	\$30
9040	Reserves Paving/Seal Coat	\$7,520	\$2,000	\$167
9060	Reserves Roofing	\$15,000	\$15,000	\$1,250
9070	Reserves Fence	\$1,000	\$500	\$42
9075	Reserves Building Infrastructure	\$4,658	\$600	\$50
9080	Reserves Pool	\$2,000	\$10,000	\$833
	TOTAL RESERVES	\$35,178	\$28,458	\$2,372
	TOTAL EXPENSES	\$239,026	\$239,026	\$19,919
			\$0	

Your 2012 Monthly Maintenance Fees will be

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