

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET

ACCT	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	2026 APPROVED MONTHLY	
4010	Unit Maintenance Fees	\$467,131	\$512,860	\$42,738
	TOTAL REVENUE	\$467,131	\$512,860	\$42,738
	OPERATING EXPENSES			
5010	Administrative Bank/Lockbox	\$6,665	\$5,800	\$483
5020	Stevens & Stevens Storage 4Boxes x \$45.00ea.	\$135	\$0	\$0
5015	Web Site	\$750	\$1,455	\$121
5300	Insurance - Flood (Oct 15) Financing \$?	\$60,442	\$74,400	\$6,200
5310	Insurance - Property/DIC (Oct 15)	\$155,400	\$162,000	\$13,500
5320	Insurance-Liability {Oct 15}	\$0	\$27,600	\$2,300
5400	Lawn Service Contract	\$25,200	\$26,400	\$2,200
5420	Lawn Sprinklers - Maintenance & Repair	\$3,600	\$3,816	\$318
5510	Pest Control / Termites	\$4,080	\$4,940	\$412
5600	State C orp. Fees	\$90	\$90	\$8
5610	Division Fees DBPR	\$272	\$272	\$23
5800	Management Fee Exp. 12/24 - 60 day notice	\$10,812	\$11,136	\$928
5900	Professional - Legal	\$7,000	\$4,000	\$333
5910	Review & Tax Prep	\$475	\$2,475	\$206
6100	Repair / Maintenance - Buildings/Grounds	\$12,000	\$11,000	\$917
6110	Repair / Maintenance - Grounds/Plantings	\$2,000	\$2,000	\$167
6200	Pool - Contract Maintenance / Supplies	\$6,200	\$3,600	\$300
7001	Electric	\$4,420	\$1,800	\$150
7002	Utilities - Water / Sewer	\$60,000	\$55,300	\$4,608
7004	Utilities - Trash	\$16,172	\$15,750	\$1,313
7006	Cable TV	\$55,290	\$47,526	\$3,961
8000	Operating Contingency	\$0	\$0	\$0
	TOTAL OPERATING EXPENSES	\$431,003	\$461,360	\$38,447
	RESERVES			
9020	Reserves Painting	\$6,764	\$20,000	\$1,667
9040	Reserves Paving/Seal Coat	\$379	\$5,000	\$417
9060	Reserves Roofing	\$17,738	\$17,500	\$1,458
9080	Reserves Pool	\$1,247	\$1,500	\$125
9100	Reserves Deferred Maintenance	\$10,000	\$7,500	\$625
	TOTAL RESERVES	\$36,128	\$51,500	\$4,292

TOTAL EXPENSES

	\$467,131	\$512,860	\$42,738
		\$0	

YOUR NEW 2026 MAINTENANCE FEES WILL BE:

Unit A	\$ 578.60
Unit B/C	\$ 645.69
Unit D	\$ 644.06