

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2014 - DECEMBER 31, 2014 '11/3/13 BUDGET

APPROVED

ACCT	REVENUE	2013 ANNUAL	2014 ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$238,176	\$238,176	\$19,848
4500	Application Income	\$750	\$750	\$63
4800	Other Income	\$500	\$2,000	\$167
	TOTAL REVENUE	\$239,426	\$240,926	\$20,077
OPERATING EXPENSES				
5010	Administrative Bank/Coupons	\$2,600	\$3,000	\$250
5015	Web Site	\$300	\$300	\$25
5300	Insurance - Flood	\$30,000	\$33,000	\$2,750
5310	Insurance - Hazard (Oct 15)	\$60,000	\$61,000	\$5,083
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	\$250	\$250	\$21
5610	Division Fees	\$272	\$272	\$23
5800	Management Fee	\$7,344	\$8,124	\$677
5900	Professional - Legal	\$6,900	\$6,000	\$500
5910	Audit & Tax Prep	\$350	\$350	\$29
6100	Repair / Maintenance - Buildings	\$12,000	\$8,000	\$667
6110	Repair / Maintenance - Grounds	\$2,400	\$2,000	\$167
6200	Pool - Maintenance / Supplies	\$4,100	\$3,500	\$292
7001	Electric	\$3,600	\$3,600	\$300
7002	Utilities - Water / Sewer	\$33,000	\$33,000	\$2,750
7004	Utilities - Trash	\$18,000	\$18,484	\$1,540
7006	Cable TV (2014)	\$24,000	\$25,878	\$2,157
8000	Operating Contingency	\$1,209	\$1,209	\$101
	TOTAL OPERATING EXPENSES	\$221,465	\$223,107	\$18,592
RESERVES				
9020	Reserves Painting	\$0	\$0	\$0
9040	Reserves Paving/Seal Coat	\$1,992	\$1,801	\$150
9060	Reserves Roofing	\$15,000	\$11,668	\$972
9070	Reserves Fence	\$0	\$313	\$26
9075	Reserves Building Infrastructure	\$0	\$0	\$0
9080	Reserves Pool	\$969	\$782	\$65
9100	Reserves Deferred Maintenance	\$0	\$3,255	\$271
	TOTAL RESERVES	\$17,961	\$17,819	\$1,485
	TOTAL EXPENSES	\$239,426	\$240,926	\$20,077
		\$0	\$0	

YOUR 2014 MONTHLY MAINTENANCE FEES WILL REMAIN THE SAME AT:

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

RESERVE ANALYSIS
 EASTWOOD SHORES CONDO #4
 JANUARY 1, 2014 - DECEMBER 31, 2014

RESERVES	Current Replacement cost	Current Reserves thru 12/31/2013	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2014 Fully Funded Annual Reserves	2014 Actual Budgeted Amount
Reserves Painting	\$50,000	\$50,000	7	1	\$0	\$0	\$0
Reserves Paving/Seal Coat	\$40,000	\$3,978	20	20	\$36,022	\$1,801	\$1,801
Reserves Roofing	\$40,000	\$16,664	25	2	\$23,336	\$11,668	\$11,668
Reserves Fence	\$10,000	\$5,306	15	15	\$4,694	\$313	\$313
Reserves Pool	\$15,000	\$3,273	15	15	\$11,727	\$782	\$782
Reserves Building Infrastructure		\$8,858					\$0
Reserves Deferred Maintenance							\$3,255
TOTALS	\$155,000	\$88,079			\$75,779	\$14,564	\$14,564

Your Monthly Maintenance Fees for 2014 will be : ↓

number of units	Percentage	Unit Type	Cable ea. Per mth	2014 Mthly fee with cable
17	1.3419	A	\$ 31.72	\$268.41
34	1.5149	B/C	\$ 31.72	\$299.96
17	1.5107	D	\$ 31.72	\$299.20

Board Recommends ↑