

EASTWOOD SHORES CONDO #4

68 Units

JANUARY 1, 2023 - DECEMBER 31, 2023 APPROVED BUDGET

ACCT	2022 ANNUAL	2023 APPROVED ANNUAL	2023 APPROVED MONTHLY
4010 Unit Maintenance Fees	\$288,563	\$352,132	\$29,344
TOTAL REVENUE	\$288,563	\$352,132	\$29,344
OPERATING EXPENSES			
5010 Administrative Bank/Coupons	\$4,400	\$4,600	\$383
5020 Stevens & Stevens Storage 31 Boxes x \$45.00ea.	\$1,260	\$1,395	\$116
5015 Web Site	\$595	\$595	\$50
5300 Insurance - Flood (Oct 15) Financing \$?	\$32,787	\$38,253	\$3,188
5310 Insurance - Property/Liability (Oct 15)	\$46,661	\$71,074	\$5,923
5400 Lawn Service Contract	\$16,044	\$22,800	\$1,900
5420 Lawn Sprinklers - Maintenance & Repair	\$2,500	\$1,000	\$83
5510 Termites - Buildings	\$5,600	\$5,600	\$467
5600 License / Permit Fees & Taxes	\$80	\$80	\$7
5610 Division Fees	\$272	\$272	\$23
5800 Management Fee	\$10,200	\$10,200	\$850
5900 Professional - Legal	\$2,700	\$2,000	\$167
5910 Computation Audit & Tax Prep Sub to vote	\$1,000	\$1,000	\$83
6100 Repair / Maintenance - Buildings	\$15,800	\$15,000	\$1,250
6110 Repair / Maintenance - Grounds/Plantings	\$7,500	\$8,200	\$683
6200 Pool - Contract Maintenance / Supplies	\$7,700	\$5,500	\$458
7001 Electric	\$3,800	\$5,200	\$433
7002 Utilities - Water / Sewer	\$35,800	\$41,200	\$3,433
7004 Utilities - Trash	\$13,709	\$14,395	\$1,200
7006 Cable TV	\$47,930	\$51,262	\$4,272
8000 Operating Contingency	\$2,000	\$2,000	\$167
TOTAL OPERATING EXPENSES	\$258,338	\$301,626	\$25,136
RESERVES			
9020 Reserves Painting	\$29,262	\$29,262	\$2,439
9040 Reserves Paving/Seal Coat	\$2,681	\$2,681	\$223
9060 Reserves Roofing	\$8,172	\$8,172	\$681
9080 Reserves Pool	\$2,144	\$2,145	\$179
9100 Reserves Deferred Maintenance	\$8,246	\$8,246	\$687
TOTAL RESERVES	\$50,505	\$50,506	\$4,209

TOTAL EXPENSES

\$308,843	\$352,132	\$29,344
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\$0

YOUR NEW 2023 MAINTENANCE FEES WILL BE:

APPROVED 12/12/22

Unit A	\$ 399.27
Unit B/C	\$ 442.64
Unit D	\$ 441.59

**RESERVE ANALYSIS
EASTWOOD SHORES CONDO #4
JANUARY 1, 2023 - DECEMBER 31, 2023**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2023	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2023 Fully Funded Annual Reserves	2023 Actual Budgeted Amount
Reserves Painting	\$105,000	\$57,051	8	2	\$47,949	\$29,262	\$29,262
Reserves Paving/Seal Coat	\$40,000	\$20,932	30	8	\$19,068	\$2,681	\$2,681
Reserves Roofing 17 Buildings	\$221,000	\$57,198	30	21	\$163,802	\$8,172	\$8,172
Reserves Pool	\$28,000	\$7,785	15	10	\$20,215	\$2,144	\$2,144
Reserves Deferred Maintenance		\$16,594				\$8,246	\$8,246
TOTALS	\$394,000	\$159,560			\$251,034	\$50,505	\$50,505

Your Monthly Maintenance Fees for 2023 will be :

number of units	Percentage	Unit Type	Cable ea. Per mth	2022 Mthly fee with cable	2023 Mthly fee with cable		
17	1.3419%	A	\$ 62.82	<u>\$327.82</u>	<u>\$399.27</u>		
34	1.5149%	B/C	\$ 62.82	<u>\$362.52</u>	<u>\$442.64</u>		
17	1.5107%	D	\$ 62.82	<u>\$361.63</u>	<u>\$441.59</u>		
<u>2023 NEW MONTHLY MAINTENANCE FEES</u>					↑		